

2025 FMR Payment Standards 2024 Income Limits

Effective 01/2025

Bell/ Coryell County Median Family Income:								
\$75,300								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$15,850	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$46,700	\$49,700
Very Low- 50% Of Median	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700	\$46,700	\$49,700
Low Income- 80% Of Median	\$42,200	\$48,200	\$54,250	\$60,250	\$65,100	\$69,900	\$74,750	\$79,550
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$924	\$930	\$1,172	\$1,631	\$1,968	\$2,263		
Voucher Payment Standards	\$1,012	\$1,019	\$1,284	\$1,786	\$2,155	\$2,479		
% of FMR	110%	110%	110%	110%	110%	110%		
Hamilton County Median Family Income:								
\$81,500								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$16,950	\$20,440	\$25,820	\$31,200	\$36,580	\$46,700	\$49,900	\$53,150
Very Low- 50% Of Median	\$28,200	\$32,200	\$36,200	\$40,250	\$43,500	\$46,700	\$49,900	\$53,150
Low Income- 80% Of Median	\$45,100	\$51,500	\$57,950	\$64,400	\$69,550	\$74,700	\$79,900	\$85,000
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$716	\$721	\$946	\$1,189	\$1,415	\$1,627		
Voucher Payment Standards	\$785	\$790	\$1,036	\$1,302	\$1,550	\$1,782		
% of FMR	110%	110%	110%	110%	110%	110%		
Lampasas County Median Family Income:								
\$94,000								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$19,750	\$22,600	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
Very Low- 50% Of Median	\$32,900	\$37,600	\$42,300	\$47,000	\$50,800	\$54,550	\$58,300	\$62,050
Low Income- 80% Of Median	\$52,650	\$60,200	\$67,700	\$75,200	\$81,250	\$87,250	\$93,250	\$99,300
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$781	\$787	\$1,032	\$1,360	\$1,733	\$1,993		
Voucher Payment Standards	\$856	\$862	\$1,131	\$1,490	\$1,898	\$2,183		
% of FMR	110%	110%	110%	110%	110%	110%		

FMR's larger than 4 BR are calculated by adding 15 percent for each additional bedroom over the 4 BR FMR.

Example1: 5 Bedroom FMR= 1.15 X 4 Bedroom FMR **Example2:** 6 Bedroom FMR= 1.30 X 4 Bedroom FMR

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Milam County Median Family Income: \$76,500								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$16,100	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$50,500
Very Low- 50% Of Median	\$26,800	\$30,600	\$34,450	\$38,250	\$41,350	\$44,400	\$47,450	\$50,500
Low Income- 80% Of Median	\$42,850	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000	\$75,900	\$80,800
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$732	\$750	\$933	\$1,135	\$1,517	\$1,745		
Voucher Payment Standards	\$802	\$822	\$1,022	\$1,243	\$1,662	\$1,911		
% of FMR	110%	110%	110%	110%	110%	110%		
Mills County Median Family Income: \$82,700								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$16,700	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,350
Very Low- 50% Of Median	\$27,750	\$31,700	\$35,650	\$39,650	\$42,800	\$46,000	\$49,200	\$52,350
Low Income- 80% Of Median	\$44,400	\$50,750	\$57,050	\$63,400	\$68,500	\$73,550	\$75,650	\$83,700
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$732	\$752	\$933	\$1,307	\$1,395	\$1,604		
Voucher Payment Standards	\$802	\$824	\$1,022	\$1,432	\$1,528	\$1,757		
% of FMR	110%	110%	110%	110%	110%	110%		
San Saba County Median Family Income: \$68,400								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremely Low- 30% Of Median	\$15,750	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$46,500	\$49,500
Very Low- 50% Of Median	\$25,250	\$28,850	\$32,450	\$36,050	\$38,950	\$41,850	\$44,750	\$47,600
Low Income- 80% Of Median	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$713	\$718	\$942	\$1,214	\$1,409	\$1,620		
Voucher Payment Standards	\$781	\$787	\$1,032	\$1,330	\$1,543	\$1,775		
% of FMR	110%	110%	110%	110%	110%	110%		

FMR's larger than 4 BR are calculated by adding 15 percent for each additional bedroom over the 4 BR FMR.

Example1: 5 Bedroom FMR= 1.15 X 4 Bedroom FMR **Example2:** 6 Bedroom FMR= 1.30 X 4 Bedroom FMR