

2026 Payment Standards - FMR 2025 Income Limits

11/5/2025

Bell/ Coryell County Median Family Income: \$88,900								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$17,300	\$21,150	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low- 50% Of Median	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,250
Low Income- 80% Of Median	\$46,050	\$52,600	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$983.00	\$990.00	\$1,233.00	\$1,711.00	\$2,068.00	\$2,378.20		
Voucher Payment Standards	\$1,081	\$1,089	\$1,356	\$1,882	\$2,275	\$2,616		
% of FMR	110%	110%	110%	110%	110%	110%		
Hamilton County Median Family Income: \$83,600								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$17,600	\$21,150	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low- 50% Of Median	\$29,300	\$33,450	\$37,650	\$41,800	\$45,150	\$48,500	\$51,850	\$55,200
Low Income- 80% Of Median	\$46,850	\$53,550	\$60,250	\$66,900	\$72,300	\$77,650	\$83,000	\$88,350
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$737	\$742	\$973	\$1,309	\$1,432	\$1,647		
Voucher Payment Standards	\$811	\$816	\$1,070	\$1,440	\$1,575	\$1,811		
% of FMR	110%	110%	110%	110%	110%	110%		
Lampasas County Median Family Income: \$102,300								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$21,500	\$24,600	\$27,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low- 50% Of Median	\$35,850	\$40,950	\$46,050	\$51,150	\$55,250	\$59,350	\$63,450	\$67,550
Low Income- 80% Of Median	\$57,300	\$65,500	\$73,700	\$81,850	\$88,400	\$94,950	\$101,500	\$108,050
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$808	\$813	\$1,067	\$1,475	\$1,790	\$2,059		
Voucher Payment Standards	\$889	\$894	\$1,174	\$1,623	\$1,969	\$2,264		
% 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: \$82,600								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$17,400	\$21,150	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low- 50% Of Median	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250	\$54,550
Low Income- 80% Of Median	\$46,300	\$52,900	\$59,500	\$66,100	\$71,400	\$76,700	\$82,000	\$87,300
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$785	\$790	\$1,037	\$1,302	\$1,626	\$1,870		
Voucher Payment Standards	\$864	\$869	\$1,141	\$1,432	\$1,789	\$2,057		
% of FMR	110%	110%	110%	110%	110%	110%		
Mills County Median Family Income: \$84,400								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$17,750	\$21,150	\$26,650	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very Low- 50% Of Median	\$29,550	\$33,800	\$38,000	\$42,200	\$45,600	\$49,000	\$52,350	\$55,750
Low Income- 80% Of Median	\$47,250	\$54,000	\$60,750	\$67,500	\$72,900	\$78,300	\$83,700	\$89,100
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$756	\$888	\$973	\$1,353	\$1,432	\$1,647		
Voucher Payment Standards	\$832	\$977	\$1,070	\$1,488	\$1,575	\$1,811		
% of FMR	110%	110%	110%	110%	110%	110%		
San Saba County Median Family Income: \$70,300								
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Extremeley Low- 30% Of Median	\$ 16,700	\$ 21,150	\$ 26,650	\$ 32,150	\$ 37,650	\$ 43,150	\$ 48,650	\$ 52,450
Very Low- 50% Of Median	\$ 27,800	\$ 31,800	\$ 35,750	\$ 39,700	\$ 42,900	\$ 46,100	\$ 49,250	\$ 52,450
Low Income- 80% Of Median	\$ 44,450	\$ 50,800	\$ 57,150	\$ 63,500	\$ 68,600	\$ 73,700	\$ 78,750	\$ 83,850
Bedroom Size	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR		
Fair Market Rent (FMR)	\$781	\$786	\$1,031	\$1,288	\$1,517	\$1,745		
Voucher Payment Standards	\$859	\$865	\$1,134	\$1,417	\$1,669	\$1,919		
% 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