

2026 MAXIMUM RENTS BASED ON BEDROOM SIZE

Effective: 5/1/2026

Average Income Option

* Please note that the 30% limits is differs from the HUD published limit (greater of 30% limit and proverty level limit).

The 80% limits differs from the HUD published number because of rounding.

COUNTY	2026 MEDIAN INCOME	% OF MEDIAN INCOME	MAXIMUM INCOME BY NUMBER OF PERSONS IN HOUSEHOLD								MAXIMUM RENT BY BEDROOM SIZE				
			ONE PERSON	TWO PERSON	THREE PERSON	FOUR PERSON	FIVE PERSON	SIX PERSON	SEVEN PERSON	EIGHT PERSON	STUDIO	ONE BDRM	TWO BDRM	THREE BDRM	FOUR BDRM
ADDISON	115,200	20%	16,140	18,440	20,740	23,040	24,900	26,740	28,580	30,420	403	432	518	599	668
		30%	24,210	27,660	31,110	34,560	37,350	40,110	42,870	45,630	605	648	777	898	1,002
		40%	32,280	36,880	41,480	46,080	49,800	53,480	57,160	60,840	807	864	1,037	1,198	1,337
		50%	40,350	46,100	51,850	57,600	62,250	66,850	71,450	76,050	1,008	1,080	1,296	1,498	1,671
		60%	48,420	55,320	62,220	69,120	74,700	80,220	85,740	91,260	1,210	1,296	1,555	1,797	2,005
		70%	56,490	64,540	72,590	80,640	87,150	93,590	100,030	106,470	1,412	1,512	1,814	2,097	2,339
		80%	64,560	73,760	82,960	92,160	99,600	106,960	114,320	121,680	1,614	1,729	2,074	2,397	2,674
BENNINGTON	106,700	20%	14,940	17,080	19,220	21,340	23,060	24,760	26,480	28,180	373	400	480	555	619
		30%	22,410	25,620	28,830	32,010	34,590	37,140	39,720	42,270	560	600	720	832	928
		40%	29,880	34,160	38,440	42,680	46,120	49,520	52,960	56,360	747	800	961	1,110	1,238
		50%	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450	933	1,000	1,201	1,387	1,547
		60%	44,820	51,240	57,660	64,020	69,180	74,280	79,440	84,540	1,120	1,200	1,441	1,665	1,857
		70%	52,290	59,780	67,270	74,690	80,710	86,660	92,680	98,630	1,307	1,400	1,681	1,942	2,166
		80%	59,760	68,320	76,880	85,360	92,240	99,040	105,920	112,720	1,494	1,601	1,922	2,220	2,476
BURLINGTON - SO BURL MSA	123,400	20%	17,460	19,960	22,460	24,940	26,940	28,940	30,940	32,940	436	467	561	648	723
		30%	26,190	29,940	33,690	37,410	40,410	43,410	46,410	49,410	654	701	842	972	1,085
		40%	34,920	39,920	44,920	49,880	53,880	57,880	61,880	65,880	873	935	1,123	1,297	1,447
		50%	43,650	49,900	56,150	62,350	67,350	72,350	77,350	82,350	1,091	1,169	1,403	1,621	1,808
		60%	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820	1,309	1,403	1,684	1,945	2,170
		70%	61,110	69,860	78,610	87,290	94,290	101,290	108,290	115,290	1,527	1,637	1,965	2,269	2,532
		80%	69,840	79,840	89,840	99,760	107,760	115,760	123,760	131,760	1,746	1,871	2,246	2,594	2,894

CALEDONIA	96,600	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
		80%	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640

366	392	471	544	607
549	589	707	816	911
733	785	943	1,089	1,215
916	981	1,178	1,361	1,518
1,099	1,178	1,414	1,633	1,822
1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

ESSEX	74,100	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
		80%	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640

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1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

LAMOILLE	97,900	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
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1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

ORANGE	105,500	20%	14,780	16,880	19,000	21,100	22,800	24,480	26,180	27,860
		30%	22,170	25,320	28,500	31,650	34,200	36,720	39,270	41,790
		40%	29,560	33,760	38,000	42,200	45,600	48,960	52,360	55,720
		50%	36,950	42,200	47,500	52,750	57,000	61,200	65,450	69,650
		60%	44,340	50,640	57,000	63,300	68,400	73,440	78,540	83,580
		70%	51,730	59,080	66,500	73,850	79,800	85,680	91,630	97,510
		80%	59,120	67,520	76,000	84,400	91,200	97,920	104,720	111,440

369	395	475	548	612
554	593	712	823	918
739	791	950	1,097	1,224
923	989	1,187	1,371	1,530
1,108	1,187	1,425	1,646	1,836
1,293	1,385	1,662	1,920	2,142
1,478	1,583	1,900	2,195	2,448

ORLEANS	95,400	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
		80%	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640

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1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

RUTLAND	98,500	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
		80%	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640

366	392	471	544	607
549	589	707	816	911
733	785	943	1,089	1,215
916	981	1,178	1,361	1,518
1,099	1,178	1,414	1,633	1,822
1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

WASHINGTON	114,000	20%	15,960	18,240	20,520	22,800	24,640	26,460	28,280	30,100
		30%	23,940	27,360	30,780	34,200	36,960	39,690	42,420	45,150
		40%	31,920	36,480	41,040	45,600	49,280	52,920	56,560	60,200
		50%	39,900	45,600	51,300	57,000	61,600	66,150	70,700	75,250
		60%	47,880	54,720	61,560	68,400	73,920	79,380	84,840	90,300
		70%	55,860	63,840	71,820	79,800	86,240	92,610	98,980	105,350
		80%	63,840	72,960	82,080	91,200	98,560	105,840	113,120	120,400

399	427	513	593	661
598	641	769	889	992
798	855	1,026	1,186	1,323
997	1,068	1,282	1,482	1,653
1,197	1,282	1,539	1,779	1,984
1,396	1,496	1,795	2,075	2,315
1,596	1,710	2,052	2,372	2,646

WINDHAM	95,700	20%	14,660	16,760	18,860	20,940	22,620	24,300	25,980	27,660
		30%	21,990	25,140	28,290	31,410	33,930	36,450	38,970	41,490
		40%	29,320	33,520	37,720	41,880	45,240	48,600	51,960	55,320
		50%	36,650	41,900	47,150	52,350	56,550	60,750	64,950	69,150
		60%	43,980	50,280	56,580	62,820	67,860	72,900	77,940	82,980
		70%	51,310	58,660	66,010	73,290	79,170	85,050	90,930	96,810
		80%	58,640	67,040	75,440	83,760	90,480	97,200	103,920	110,640

366	392	471	544	607
549	589	707	816	911
733	785	943	1,089	1,215
916	981	1,178	1,361	1,518
1,099	1,178	1,414	1,633	1,822
1,282	1,374	1,650	1,905	2,126
1,466	1,571	1,886	2,178	2,430

WINDSOR	109,400	20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
		30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
		40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
		50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
		60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
		70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
		80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

383	410	492	569	635
574	615	738	853	952
766	821	985	1,138	1,270
957	1,026	1,231	1,422	1,587
1,149	1,231	1,477	1,707	1,905
1,340	1,436	1,723	1,991	2,222
1,532	1,642	1,970	2,276	2,540

- 20% 0.40 MULTIPLY BY 50% LIMIT
- 30% 0.60 MULTIPLY BY 50% LIMIT
- 40% 0.80 MULTIPLY BY 50% LIMIT
- 50% 1.00 HUD SUPPLIES
- 60% 1.20 MULTIPLY BY 50% LIMIT
- 70% 1.40 MULTIPLY BY 50% LIMIT
- 80% 1.60 MULTIPLY BY 50% LIMIT