

# VHFA Homeownership Development Programs

## Income Limits and Affordable Home Cost by AMI

The applicable limits and affordable home cost targets correspond to the location of the home to be developed with assistance from Vermont Housing Finance Agency (VHFA)'s State Housing Tax Credit or Middle Income Housing Development Program (MIHDP).

These limits correspond solely to State Housing Tax Credits and/or MIHDP, and do not constitute in any way any pre-qualification, evaluation of loan amount, qualification or approval of any loan by any lender, including other VHFA mortgage programs.

**The limits provided below are for informational purposes only. Project-specific income and purchase price limits are established in subsidy agreements.**

### Household Income Limits

*Based on Median Family Income Limits published by the Department of Housing and Urban Development (HUD)*

**2026** (effective 5/1/2026)

County	% Area Median Income (AMI)								
	50%	60%	70%	80%	90%	100%	110%	120%	150%
Addison	\$57,600	\$69,120	\$80,640	\$92,160	\$103,680	\$115,200	\$126,720	\$138,240	\$172,800
Bennington	\$53,350	\$64,020	\$74,690	\$85,360	\$96,030	\$106,700	\$117,370	\$128,040	\$160,050
Caledonia	\$48,300	\$57,960	\$67,620	\$77,280	\$86,940	\$96,600	\$106,260	\$115,920	\$144,900
Chittenden	\$61,700	\$74,040	\$86,380	\$98,720	\$111,060	\$123,400	\$135,740	\$148,080	\$185,100
Essex	\$37,050	\$44,460	\$51,870	\$59,280	\$66,690	\$74,100	\$81,510	\$88,920	\$111,150
Franklin	\$61,700	\$74,040	\$86,380	\$98,720	\$111,060	\$123,400	\$135,740	\$148,080	\$185,100
Grand Isle	\$61,700	\$74,040	\$86,380	\$98,720	\$111,060	\$123,400	\$135,740	\$148,080	\$185,100
Lamoille	\$48,950	\$58,740	\$68,530	\$78,320	\$88,110	\$97,900	\$107,690	\$117,480	\$146,850
Orange	\$52,750	\$63,300	\$73,850	\$84,400	\$94,950	\$105,500	\$116,050	\$126,600	\$158,250
Orleans	\$47,700	\$57,240	\$66,780	\$76,320	\$85,860	\$95,400	\$104,940	\$114,480	\$143,100
Rutland	\$49,250	\$59,100	\$68,950	\$78,800	\$88,650	\$98,500	\$108,350	\$118,200	\$147,750
Washington	\$57,000	\$68,400	\$79,800	\$91,200	\$102,600	\$114,000	\$125,400	\$136,800	\$171,000
Windham	\$47,850	\$57,420	\$66,990	\$76,560	\$86,130	\$95,700	\$105,270	\$114,840	\$143,550
Windsor	\$54,700	\$65,640	\$76,580	\$87,520	\$98,460	\$109,400	\$120,340	\$131,280	\$164,100

**2025** (effective 4/1/2025)

County	% Area Median Income (AMI)			
	80%	100%	120%	150%
Addison	\$92,880	\$116,100	\$139,320	\$174,150
Bennington	\$87,440	\$109,300	\$131,160	\$163,950
Caledonia	\$77,280	\$96,600	\$115,920	\$144,900
Chittenden	\$104,320	\$130,400	\$156,480	\$195,600
Essex	\$56,640	\$70,800	\$84,960	\$106,200

Franklin	\$104,320	\$130,400	\$156,480	\$195,600
Grand Isle	\$104,320	\$130,400	\$156,480	\$195,600
Lamoille	\$78,560	\$98,200	\$117,840	\$147,300
Orange	\$82,640	\$103,300	\$123,960	\$154,950
Orleans	\$73,760	\$92,200	\$110,640	\$138,300
Rutland	\$77,040	\$96,300	\$115,560	\$144,450
Washington	\$88,320	\$110,400	\$132,480	\$165,600
Windham	\$77,280	\$96,600	\$115,920	\$144,900
Windsor	\$88,400	\$110,500	\$132,600	\$165,750

**2024** (effective 4/1/2024)

County	% Area Median Income (AMI)			
	80%	100%	120%	150%
Addison	\$88,480	\$110,600	\$132,720	\$165,900
Bennington	\$80,800	\$101,000	\$121,200	\$151,500
Caledonia	\$71,040	\$88,800	\$106,560	\$133,200
Chittenden	\$95,120	\$118,900	\$142,680	\$178,350
Essex	\$55,600	\$69,500	\$83,400	\$104,250
Franklin	\$95,120	\$118,900	\$142,680	\$178,350
Grand Isle	\$95,120	\$118,900	\$142,680	\$178,350
Lamoille	\$74,240	\$92,800	\$111,360	\$139,200
Orange	\$74,400	\$93,000	\$111,600	\$139,500
Orleans	\$67,760	\$84,700	\$101,640	\$127,050
Rutland	\$72,640	\$90,800	\$108,960	\$136,200
Washington	\$84,320	\$105,400	\$126,480	\$158,100
Windham	\$73,280	\$91,600	\$109,920	\$137,400
Windsor	\$80,400	\$100,500	\$120,600	\$150,750

**Affordable Home Costs**

The Affordable Home Costs in the tables below are used to determine homebuyer subsidy allocation limits based on the location of the home and the targeted homebuyer income as a percentage of area median income.

**2026** (effective 5/1/2026)

Addison County	% Area Median Income (AMI)								
	50%	60%	70%	80%	90%	100%	110%	120%	150%
2 bedroom	\$162,500	\$195,000	\$228,000	\$260,500	\$293,000	\$325,500	\$358,000	\$390,500	\$488,500
3 bedroom	\$188,000	\$225,500	\$263,500	\$301,000	\$338,500	\$376,500	\$414,000	\$451,500	\$564,500
4 bedroom	\$210,000	\$252,000	\$294,000	\$335,500	\$378,000	\$420,000	\$462,000	\$504,000	\$630,000

Chittenden, Franklin, Grand Isle Counties	% Area Median Income (AMI)								
	50%	60%	70%	80%	90%	100%	110%	120%	150%



2 bedroom	\$176,000	\$211,500	\$246,500	\$282,000	\$317,500	\$352,500	\$388,000	\$423,000	\$529,000
3 bedroom	\$203,500	\$244,000	\$285,000	\$325,500	\$366,500	\$407,000	\$448,000	\$488,500	\$611,000
4 bedroom	\$227,000	\$272,500	\$318,000	\$363,500	\$409,000	\$454,500	\$500,000	\$545,500	\$681,500

Washington County	% Area Median Income (AMI)								
	50%	60%	70%	80%	90%	100%	110%	120%	150%
2 bedroom	\$161,000	\$193,000	\$225,500	\$257,500	\$290,000	\$322,000	\$354,500	\$386,500	\$483,000
3 bedroom	\$186,000	\$223,500	\$260,500	\$297,500	\$335,000	\$372,500	\$409,500	\$447,000	\$558,500
4 bedroom	\$207,500	\$249,000	\$290,500	\$332,000	\$374,000	\$415,500	\$457,000	\$498,500	\$623,000

All other counties	% Area Median Income (AMI)								
	50%	60%	70%	80%	90%	100%	110%	120%	150%
2 bedroom	\$157,500	\$189,000	\$220,500	\$252,000	\$283,500	\$315,000	\$346,500	\$378,500	\$473,000
3 bedroom	\$182,000	\$218,500	\$255,000	\$291,000	\$327,500	\$364,000	\$400,500	\$437,000	\$546,500
4 bedroom	\$203,000	\$243,500	\$284,500	\$325,000	\$365,500	\$406,500	\$447,000	\$487,500	\$609,500

## 2025 (effective 4/1/2025)

Addison County	% Area Median Income (AMI)			
	80%	100%	120%	150%
2 bedroom	\$253,000	\$317,000	\$380,500	\$475,500
3 bedroom	\$293,000	\$366,000	\$439,500	\$549,500
4 bedroom	\$327,000	\$408,500	\$490,000	\$613,000

Chittenden, Franklin, Grand Isle Counties	% Area Median Income (AMI)			
	80%	100%	120%	150%
2 bedroom	\$283,500	\$354,500	\$425,500	\$532,000
3 bedroom	\$327,500	\$409,500	\$491,500	\$614,000
4 bedroom	\$365,500	\$456,500	\$548,000	\$685,000

All other counties	% Area Median Income (AMI)			
	80%	100%	120%	150%
2 bedroom	\$243,500	\$306,500	\$367,500	\$459,500
3 bedroom	\$282,000	\$352,000	\$422,500	\$528,500
4 bedroom	\$314,500	\$393,000	\$471,500	\$589,500

\*Prices shown above assume income of 90% of 4-person household (for 2-bedroom homes) or 104% of 4-person household (for 3-bedroom homes). This methodology is based on HUD guidance that homes have at least 1 bedroom for every 1.5 people in the household and HUD's methodology for estimating household sizes for household sizes smaller than 4. Prices also assume 5% downpayment, average VT insurance, taxes and 6.62% interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance)

**2024** (effective 4/1/2024)

County	2 bedroom				3 bedroom			
	% Area Median Income (AMI)							
	80%	100%	120%	150%	80%	100%	120%	150%
Addison	\$234,000	\$293,000	\$352,000	\$439,500	\$271,000	\$339,000	\$414,000	\$508,500
Chittenden, Franklin, Grand Isle	\$255,000	\$320,000	\$383,500	\$480,000	\$295,500	\$369,500	\$443,500	\$554,500
Washington	\$226,000	\$283,500	\$340,000	\$425,500	\$261,500	\$327,500	\$407,500	\$491,500
All other counties	\$219,500	\$275,000	\$330,500	\$413,000	\$254,000	\$318,000	\$382,000	\$477,00

*\*Prices shown above assume income of 90% of 4-person household (for 2-bedroom homes) or 104% of 4-person household (for 3-bedroom homes). This methodology is based on HUD guidance that homes have at least 1 bedroom for every 1.5 people in the household and HUD's methodology for estimating household sizes for household sizes smaller than 4. Prices also assume 5% downpayment, average VT insurance, taxes and 6.79% interest rates and a 30% affordability threshold (i.e. that the buyer spends 30% of income for principal and interest payment, taxes and insurance).*