FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Kansas City, MO-KS HUD Metro FMR Area	$113,400	Very Low (50%) Income Limits ($)	$39,700	$45,400	$51,050	**$56,700**	$61,250	$65,800	$70,350	$74,850
		Extremely Low Income Limits ($)*	$23,800	$27,200	$30,600	**$34,000**	$38,680	$44,360	$50,040	$55,720
		Low (80%) Income Limits ($)	$63,500	$72,600	$81,650	**$90,700**	$98,000	$105,250	$112,500	$119,750

NOTE: HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Kansas City, MO-KS HUD Metro FMR Area.**

The **Kansas City, MO-KS HUD Metro FMR Area** contains the following areas: Johnson County, KS; Leavenworth County, KS; Linn County, KS; Miami County, KS; Wyandotte County, KS; Caldwell County, MO; Cass County, MO; Clay County, MO; Clinton County, MO; Jackson County, MO; Lafayette County, MO; Platte County, MO; Ray County, MO.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

FY2025 Median Family Income and Income Limits for Kansas City, MO-KS HUD Metro FMR Area