

REVISED

INTERNAL OFFICE MEMORANDUM

TO: All Administrative Staff DATE: October 1, 2026
FROM: Scott Parsons, ED RE: Income Limits & **Payment Standards**

The following are income limits effective **May 1, 2026**

MEDIAN INCOME \$140,600

<u>Family Members</u>	<u>30% Median</u>	<u>Very Low</u>	<u>Low Income</u>
	<u>Extremely Low</u>		
1	\$29,550	\$49,250	\$76,000
2	\$33,800	\$56,250	\$86,850
3	\$38,000	\$63,300	\$97,700
4	\$42,200	\$70,300	\$108,550
5	\$45,600	\$75,950	\$117,250
6	\$49,000	\$81,550	\$125,950
7	\$52,350	\$87,200	\$134,650
8	\$55,750	\$92,800	\$143,300
9	\$61,400	\$98,450	\$152,000
10	\$67,080	\$104,050	\$160,700
11	\$72,760	\$109,700	\$169,350
12	\$78,440	\$115,300	\$178,050
13	\$84,120	\$120,950	\$186,750
14	\$89,800	\$126,550	\$195,400
15	\$95,480	\$132,200	\$204,100

The following are the Applicable Payment Standards for the Housing Voucher Program effective January 1, 2027. These are for LAKEWOOD only. For households in different zip codes please see 2027 SAFMR spreadsheet.

Voucher	0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR	9BR	10BR
Payment Std.	1,575	1,743	2,153	2,762	3,056	3,514	3,972	4,430	4,889	5,347	5,805

Higher payment standards may be approved to accommodate handicapped/disabled persons in locating accessible units. Please see supervisor for the applicable payment standards.

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