



FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area	\$139,500	Very Low (50%) Income Limits (\$) Click for More Detail	48,850	55,800	62,800	69,750	75,350	80,950	86,500	92,100
			Extremely Low Income Limits (\$) * Click for More Detail	29,300	33,500	37,700	41,850	45,200	48,550	51,900
		Low (80%) Income Limits (\$) Click for More Detail	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550

NOTE: **Newport city** is part of the **Newport-Middleton-Portsmouth, RI HUD Metro FMR Area**, so all information presented here applies to all of the Newport-Middleton-Portsmouth, RI HUD Metro FMR Area. 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 Newport-Middleton-Portsmouth, RI HUD Metro FMR Area.

The **Newport-Middleton-Portsmouth, RI HUD Metro FMR Area** contains the following areas: Middletown town, RI; Newport city, RI; and Portsmouth town, RI.

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FY 2025 MULTIFAMILY TAX SUBSIDY PROJECT INCOME LIMITS SUMMARY

HUD refers to projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Internal Revenue Code (IRC) and low-income housing projects funded with tax credits authorized under section 42 of the IRC, as Multifamily Tax Subsidy Projects (MTSPs). MTSPs are subject to HUD-determined income limits.

For projects placed into service in Newport-Middleton-Portsmouth, RI HUD Metro FMR Area following publication of the FY2025 Income Limits: For minimum set-asides using the 20-50 test, use the 50 percent (very low) income limits in the table below; for the 40-60 test, use the 60 percent income limits below. All income limits shown in the following table are applicable in low-income housing credit projects that are using the income averaging test for compliance subsequent to the Consolidated Appropriations Act of 2018, Pub.L. No. 115-141, 132 Stat. 348 (SEC. 103.).

FY 2025 MTSP Income Limits									
FY 2025 MTSP Income Limit Area	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Newport- Middleton- Portsmouth, RI HUD Metro FMR Area	80 Percent Income Limits	\$78,160	\$89,280	\$100,480	\$111,600	\$120,560	\$129,520	\$138,400	\$147,360
	70 Percent Income Limits	\$68,390	\$78,120	\$87,920	\$97,650	\$105,490	\$113,330	\$121,100	\$128,940
	60 Percent Income Limits	\$58,620	\$66,960	\$75,360	\$83,700	\$90,420	\$97,140	\$103,800	\$110,520
	<u>50 Percent (Very Low) Income Limits</u>	\$48,850	\$55,800	\$62,800	\$69,750	\$75,350	\$80,950	\$86,500	\$92,100
	40 Percent Income Limits	\$39,080	\$44,640	\$50,240	\$55,800	\$60,280	\$64,760	\$69,200	\$73,680
	30 Percent Income Limits	\$29,310	\$33,480	\$37,680	\$41,850	\$45,210	\$48,570	\$51,900	\$55,260