



NEIGHBORHOOD & HOUSING SERVICES

HUD CPD program limits
Updated: May 13, 2025

2025 CDBG Income Limits

Effective: June 1, 2025

San Antonio-New Braunfels, TX HUD Metro FMR Area

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
30%	\$ 20,300	\$ 23,200	\$ 26,100	\$ 29,000	\$ 31,350	\$ 33,650	\$ 36,000	\$ 38,300
50%	\$ 33,850	\$ 38,650	\$ 43,500	\$ 48,300	\$ 52,200	\$ 56,050	\$ 59,900	\$ 63,800
60%	\$ 40,620	\$ 46,380	\$ 52,200	\$ 57,960	\$ 62,640	\$ 67,260	\$ 71,880	\$ 76,560
80%	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900	\$ 102,050
* 100%	\$ 67,700	\$ 77,300	\$ 87,000	\$ 96,600	\$ 104,400	\$ 112,100	\$ 119,800	\$ 127,600

2025 HOME Income Limits

Effective: June 1, 2025

San Antonio-New Braunfels, TX HUD Metro FMR Area

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
Very Low	30%	\$ 20,300	\$ 23,200	\$ 26,100	\$ 29,000	\$ 31,350	\$ 33,650	\$ 36,000
	50%	\$ 33,850	\$ 38,650	\$ 43,500	\$ 48,300	\$ 52,200	\$ 56,050	\$ 59,900
	60%	\$ 40,620	\$ 46,380	\$ 52,200	\$ 57,960	\$ 62,640	\$ 67,260	\$ 71,880
Low	80%	\$ 54,150	\$ 61,850	\$ 69,600	\$ 77,300	\$ 83,500	\$ 89,700	\$ 95,900
	* 100%	\$ 67,700	\$ 77,300	\$ 87,000	\$ 96,600	\$ 104,400	\$ 112,100	\$ 119,800

2025 NSP Income Limits

Effective: June 1, 2025

San Antonio-New Braunfels, TX HUD Metro FMR Area

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
50%	\$ 33,850	\$ 38,650	\$ 43,500	\$ 48,300	\$ 52,200	\$ 56,050	\$ 59,900	\$ 63,800
* 100%	\$ 67,700	\$ 77,300	\$ 87,000	\$ 96,600	\$ 104,400	\$ 112,100	\$ 119,800	\$ 127,600
120%	\$ 81,150	\$ 92,750	\$ 104,350	\$ 115,900	\$ 125,200	\$ 134,450	\$ 143,750	\$ 153,000

2025 HOME Rent Limits

Effective: June 1, 2025

San Antonio-New Braunfels, TX HUD Metro FMR Area

	SRO	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6+ Bdrm
Low HOME	NA	\$ 846	\$ 906	\$ 1,087	\$ 1,256	\$ 1,401	\$ 1,546	\$ 1,690
High HOME	\$ 837	\$ 1,080	\$ 1,158	\$ 1,392	\$ 1,599	\$ 1,764	\$ 1,928	\$ 2,092
Fair Market Rent	\$ 837	\$ 1,116	\$ 1,231	\$ 1,501	\$ 1,907	\$ 2,243	\$ 2,579	\$ 2,916
50% AMI	NA	\$ 846	\$ 906	\$ 1,087	\$ 1,256	\$ 1,401	\$ 1,546	\$ 1,690
65% AMI	NA	\$ 1,080	\$ 1,158	\$ 1,392	\$ 1,599	\$ 1,764	\$ 1,928	\$ 2,092

2024 HOME Subsidy Limits

Effective: February 13, 2024

	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
	\$ 204,174	\$ 234,055	\$ 284,618	\$ 368,204	\$ 404,171

* Figures in italics are calculated locally by NHSD QA staff.

2024 Homeownership Sales Price Limits

Effective: September 1, 2024

	1-Unit	2-unit	3-unit	4-unit	Median
Existing Homes	\$ 263,000	\$ 337,000	\$ 408,000	\$ 505,000	\$ 276,990
New Homes	\$ 278,000	\$ 356,000	\$ 431,000	\$ 533,000	\$ 292,365