

DUKES COUNTY REGIONAL HOUSING AUTHORITY

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The **2026 Dukes County Income Chart** lists household income maximums utilized in a range of housing programs and supports offered through Federal, State, regional, town and non-profit organizations. Please view the Housing Authority’s website links to specific programs and organizations: <https://housingauthoritymarthasvineyard.org/links-to-other-housing-assistance/>

The 2026 HUD **Median Family Income (MFI)** for Dukes County is **\$163,100 ***

	30%	50%	60%	80%	100%**	110%	120%	140%	150%	240%***
1 person	\$34,300	\$57,100	\$68,520	\$74,800	\$114,200	\$125,650	\$137,050	\$159,900	\$171,300	\$274,100
2 person	\$39,200	\$65,250	\$78,300	\$85,450	\$130,500	\$143,550	\$156,600	\$182,700	\$195,750	\$313,200
3 person	\$44,100	\$73,400	\$88,080	\$96,150	\$146,800	\$161,500	\$176,200	\$205,550	\$220,200	\$352,400
4 person	\$48,950	\$81,550	\$97,860	\$106,800	\$163,100	\$179,450	\$195,750	\$228,350	\$244,650	\$391,500
5 person	\$52,900	\$88,100	\$105,720	\$115,350	\$176,200	\$193,850	\$211,450	\$246,700	\$264,300	\$422,900
6 person	\$56,800	\$94,600	\$113,520	\$123,900	\$189,200	\$208,150	\$227,050	\$264,900	\$283,800	\$454,100
7 person	\$60,700	\$101,150	\$121,380	\$132,450	\$202,300	\$222,550	\$242,800	\$283,250	\$303,450	\$485,600

* The U.S. Dept. of Housing & Urban Development (HUD) determines MFI (100%, 4 person) for each US County.

** Novogradac’s Income & Rent Estimator was used for the income figures in this chart for 100% and above. Program maximums for the Executive Office of Housing & Livable Communities, MassHousing, and others may differ.

*** The 240% income column is included only for reference to Housing Bank related planning and discussion.

Visit <https://www.huduser.gov/portal/datasets/il.html> or <https://www.masshousing.com> for more information.

Dukes County Regional Housing Authority

*Affordable Rentals * Homebuyer Assistance * Advocacy, Planning, & Service Referral*

Vineyard Village, Greenough House, 45 Franklin St, Lagoon Pond, Lake St, 118 Franklin St, & Water St, Tisbury
 Lagoon Heights & Noyes Building, Oak Bluffs · Halcyon Way, Sepiessa Point, Scotts Grove, & Old Courthouse Road, West Tisbury
 Middle Line Road, Chilmark · Fisher Road Apartments, Edgartown Carl Widdiss Way & Parsonage Apartments, Aquinnah

June 9, 2026 for FY27