

Development Incentive Programs' Rental Rates (Effective June 1, 2026)

Density Bonus Program	Median Family Income Limit	Efficiency/ One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
SMART & Vertical Mixed Use	50%	\$1,097	\$1,255	\$1,411	\$1,568	\$1,694
	60%	\$1,317	\$1,506	\$1,694	\$1,881	\$2,032
	80%	\$1,745	\$1,993	\$2,243	\$2,492	\$2,691
DB90 and ETOD Transit Oriented Development (TOD) Downtown Density Bonus (DDB) Rainey St North Burnet Gateway (NBG) East Riverside Corridor (ERC) Affordability Unlocked Whisper Valley PUD Pilot Knob PUD	30%	\$706	\$806	\$907	\$1,007	\$1,088
	50%	\$1,176	\$1,345	\$1,512	\$1,680	\$1,815
	60%	\$1,411	\$1,614	\$1,815	\$2,016	\$2,178
	70%	\$1,646	\$1,881	\$2,116	\$2,352	\$2,540
	80%	\$1,870	\$2,136	\$2,403	\$2,670	\$2,883

Properties which participate in a state or federal affordable housing program, such as the Low-Income Housing Tax Credit, may utilize the rent limits established by that state or federal program.

Note: Staff anticipate 2027 rent rates will follow HUD limits and will include separate rent rates for efficiency and one bedroom units. Staff will also consider establishing utility allowances. Please visit [Austin Housing's Income and Rent Limits webpage](#) for more information.