

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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April 26, 2021

MEMORANDUM FOR: Interested parties

FROM: Megan Kirkeby, Deputy Director
Division of Housing Policy Development

SUBJECT: **State Income Limits for 2021**

Attached are briefing materials and State Income Limits for 2021 that are now in effect, replacing the 2020 State Income Limits. Income limits reflect updated median income and household income levels for extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The 2021 State Income Limits are on the Department of Housing and Community Development (HCD) website at <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>.

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

The attached briefing materials detail California's 2021 Income Limits and were updated based on: (1) changes to income limits the U.S. Department of Housing and Urban Development (HUD) released on April 1, 2021 for its Public Housing, Section 8, Section 202 and Section 811 programs and (2) adjustments HCD made based on State statutory provisions and its 2013 Hold Harmless (HH) Policy. Since 2013, HCD's HH Policy has held State Income Limits harmless from any decreases in household income limits and median income levels that HUD may apply to the Public Housing and Section 8 Income Limits. HUD determined its HH Policy was no longer necessary due to federal law changes in 2008 (Public Law 110-98) prohibiting rent decreases in federal or private activity bond funded projects.

For questions concerning State Income Limits, please see the Questions and Answers on page 5. You can also contact HCD staff at (916) 263-2911.

2020 State Income Limits Briefing Materials

California Code of Regulations, Title 25, Section 6932

Overview

The Department of Housing and Community Development (HCD), pursuant to Health & Safety Code Section 50093(c), must file updates to its State Income Limits with the Office of Administrative Law. HCD annually updates these income limits based on U.S. Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Income Limits that HUD released on April 1, 2021.

HUD annually updates its Public Housing and Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits for extremely low-, very low-, and low-income households. HCD, pursuant to statutory provisions, makes the following additional revisions: (1) If necessary, increase a county's area median income to equal California's non-metropolitan median income, (2) adjusts area median income and household income category levels to not result in any decrease for any year after 2009 pursuant to HCD's February 2013 Hold Harmless (HH) Policy. HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to not decrease income limits and area median income levels below a prior year's highest level and, (3) determines income limits for California's moderate-income category.

Following are brief summaries of technical methodologies used by HUD and HCD in updating income limits for different household income categories. For additional information, please refer to HUD's briefing materials at <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsMethodology-FY21.pdf>.

HUD Methodology

HUD Public Housing and Section 8 Income Limits begin with the production of median family incomes. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median incomes, which means developing median incomes for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The 2021 FMR area definitions for California are unchanged from last year. HUD calculates Income Limits for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships.

Extremely Low-Income

In determining the extremely low-income limit, HUD uses the Federal Poverty Guidelines, published by the Department of Health and Human Services. The poverty guidelines are a simplified version of the federal poverty thresholds used for administrative purposes — for instance, determining financial eligibility for certain federal programs. HUD compares the appropriate poverty guideline with 60% of the very low-income limit and chooses the greater of the two as the Extremely Low-Income limit. The value may not exceed the very low-income level.

Very Low-Income

The very low-income limits are the basis for all other income limits. The very low-income limit typically reflects 50 percent of median family income (MFI) and HUD's MFI figure generally equals two times HUD's 4-person very low-income limit. HUD may adjust the very low-income limit for an area or county to account for conditions that warrant special considerations. As such, the very low-income limit may not always equal 50% MFI.

Low-Income

In general, most low-income limits represent the higher level of: (1) 80 percent of MFI or, (2) 80 percent of state non-metropolitan median family income. However, due to adjustments that HUD sometimes makes to the very low-income limit, strictly calculating low-income limits as 80 percent of MFI could produce unintended anomalies inconsistent with statutory intent (e.g. very low-income limits being

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higher than low-income limits). Therefore, HUD’s briefing materials specify that, with some exceptions, the low-income limit reflect 160 percent of the very low-income limit.

HUD may apply additional adjustments to areas with unusually high or low housing-costs-to-income relationships and for other reasons. This can result in low-income limits exceeding MFI in certain counties.

Median Family Income/Area Median Income

HUD references and estimates the MFI in calculating the income limits. California law and State Income Limits reference Area Median Income (AMI) that, pursuant to Health & Safety Code 50093(c), means the MFI of a geographic area, estimated by HUD for its Section 8 Program.

HUD’s calculations of Income Limits begin with the production of MFI estimates. This year, MFI estimates use the 2018 American Community Survey. HUD then adjusts the survey data to account for anticipated income growth by applying the Consumer Price Index inflation forecast published by the Congressional Budget Office through the midpoint of FY 2021. HUD uses the MFI to calculate very low-income limits, used as the basis to calculate income limits for other income categories. MFI’s are calculated at the family level only, not the per person level as is done for income limits. The average family size is over 3, so, by convention, HUD equates the median family income for an area with a four-person family for the purposes of calculating income limits. For additional information, please see HUD’s methodology describing 2021 MFI’s at <https://www.huduser.gov/portal/datasets/il/il21/Medians-Methodology-FY21.pdf>.

Adjustment Calculations

HUD may apply adjustments to areas with unusually high or low family income, uneven housing-cost-to-income relationship, or other reasons. For example, HUD applies an increase if the four-person very low-income limit would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to increase the income limit for areas where rental-housing costs are unusually high in relation to the median income.

In certain cases, HUD also applies an adjustment to the income limits based on the state non-metropolitan median family income level. In addition, HUD restricts adjustments, so income limits do not increase more than five percent of the previous year’s very low-income figure OR twice the increase in the national MFI, whichever is greater. For the 2021 income limits, the maximum increase is 5% from the previous year. This adjustment does not apply to the extremely low-income limits.

Please refer to HUD briefing materials for additional information on the adjustment calculations.

Income Limit Calculations for Household Sizes Other Than 4-Persons

The income limit statute requires adjustments for family size. The legislative history and conference committee report indicates that Congress intended that income limits should be higher for larger families and lower for smaller families. The same family size adjustments apply to all income limits, except extremely low-income limits, which are set at the poverty income threshold. They are as follows:

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|---------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Number of Persons in Household: | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | <u>7</u> | <u>8</u> |
| Adjustments: | 70% | 80% | 90% | Base | 108% | 116% | 124% | 132% |

Income Limit Calculations for Household Sizes Greater Than 8-Persons

For households of more than eight persons, refer to the formula at the end of the table for 2021 Income Limits. Due to the adjustments HUD can make to income limits in a given county, table data should be the only method used to determine program eligibility. Arithmetic calculations are applicable only when a

2020 State Income Limits Briefing Materials

California Code of Regulations, Title 25, Section 6932

household has more than eight members. Please refer to HUD's briefing material for additional information on family size adjustments.

HCD Methodology

State law (Health & Safety Code Section 50093, et. seq.) prescribes the methodology HCD uses to update the State Income Limits. HCD utilizes HUD's Public Housing and Section 8 Income Limits. HCD's methodology involves: (1) if necessary, increasing a county's median income established by HUD to equal California's non-metropolitan county median income determined by HUD, (2) applying HCD's HH Policy, in effect since 2013, to not allow decreases in area median income levels and household income category levels, (3) applying to the median income the same family size adjustments HUD applies to the income limits, and (4) determining income limit levels applicable to California's moderate-income households defined by law as household income not exceeding 120 percent of county area median income.

Area Median Income and Income Category Levels

HCD, pursuant to federal and State law, adjusts median income levels for all counties so they are not less than the non-metropolitan county median income established by HUD (\$69,700 for 2021). Next, HCD applies its HH policy to ensure area median income and income limits for all household income categories do not fall below any level achieved in the prior year. Health and Safety Code section 50093 requires HCD to adjust the AMI for family size in accordance with adjustment factors adopted by HUD and illustrated on the previous page. This establishes that the MFI published by HUD equals the four-person AMI for California counties.

Moderate-Income Levels

HCD is responsible for establishing California's moderate-income limit levels. After calculating the 4-person area median income (AMI) level as previously described, HCD sets the maximum moderate-income limit to equal 120 percent of the county's AMI, adjusted for family size.

Applicability of California's Official State Income Limits

Applicability of the State Income Limits are subject to particular programs as program definitions of factors such as income, family, and household size vary. Some programs, such as Multifamily Tax Subsidy Projects (MTSPs), use different income limits. For MTSPs, separate income limits apply per provisions of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289). Income limits for MTSPs are used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code (Code). In addition, MTSP income limits apply to projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code. These income limits are available at <http://www.huduser.org/datasets/mtsp.html>.

2020 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Questions and Answers

In Los Angeles, as well as several other counties in the state, why does the very low-income limit not equal 50% of the AMI (or the low-income limit not equal 80% of the AMI)?

There are many exceptions to the arithmetic calculation of income limits. These include adjustments for high housing cost relative to income, the application of state nonmetropolitan income limits in low-income areas, and national maximums in high-income areas. **In Los Angeles County, the magnitude of these adjustments results in the low-income limit exceeding the AMI.** These exceptions are detailed in the FY 2021 Income Limits Methodology Document, https://www.huduser.gov/portal/datasets/il.html#2021_data.

For further information on the exact adjustments made to an individual area of the country, please see HUD's FY 2021 Income Limits Documentation System. The documentation system is available at https://www.huduser.gov/portal/datasets/il.html#2021_query. Once the area in question is selected, a summary of the area's median income, Very Low-Income, Extremely Low-Income, and Low-Income Limits are displayed. Detailed calculations are obtained by selecting the relevant links.

Why don't the income limits for my area reflect recent gains?

Although HUD uses the most recent data available concerning local area incomes, there is still a lag between when the data are collected and when the data are available for use. For example, FY 2021 Income Limits are calculated using 2014-2018 5-year American Community Survey (ACS) data, and one-year 2017 data where possible. This is a two-year lag, so more current trends in median family income levels are not available.

How does HUD calculate Median Family Income (MFI)?

HUD estimates Median Family Income (MFI) annually for each metropolitan area and non-metropolitan county. The basis for HUD's median family incomes is data from the American Community Survey, table B19113 - MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS. A Consumer Price Index (CPI) forecast as published by the Congressional Budget Office is used in the trend factor calculation to bring the 2018 ACS data forward to the middle of FY 2021.

For additional details concerning the use of the ACS in HUD's calculations of MFI, please see our FY 2021 Median Family Income methodology document, at https://www.huduser.gov/portal/datasets/il.html#2021_data.

Additionally, full documentation of all calculations for Median Family Incomes are available in the FY 2021 Median Family Income and the FY 2021 Income Limits Documentation System. These systems are available at https://www.huduser.gov/portal/datasets/il.html#2021_query.

Why didn't the income limits for my county change from last year?

HCD's Hold Harmless Policy likely prevented the income limits from decreasing from last year's levels and has maintained them despite a decrease in median income and/or income limits published by HUD.

Why do the income limits or area median income for my county not match what was published by HUD?

HCD adjusts each county's area median income to at least equal the state non-metropolitan county median income, as published by HUD. Further, HCD's Hold Harmless Policy prevents any decrease in income limits or median family income published by HUD to be applied to State Income Limits.

Section 6932. 2021 Income Limits

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent

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|--|----------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Alameda County Area Median Income: \$125,600 | Extremely Low | 28800 | 32900 | 37000 | 41100 | 44400 | 47700 | 51000 | 54300 |
| | Very Low Income | 47950 | 54800 | 61650 | 68500 | 74000 | 79500 | 84950 | 90450 |
| | Low Income | 76750 | 87700 | 98650 | 109600 | 118400 | 127150 | 135950 | 144700 |
| | Median Income | 87900 | 100500 | 113050 | 125600 | 135650 | 145700 | 155750 | 165800 |
| | Moderate Income | 105500 | 120550 | 135650 | 150700 | 162750 | 174800 | 186850 | 198900 |

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| Alpine County Area Median Income: \$94,900 | Extremely Low | 18150 | 20750 | 23350 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 30250 | 34600 | 38900 | 43200 | 46700 | 50150 | 53600 | 57050 |
| | Low Income | 46600 | 53250 | 59900 | 66550 | 71900 | 77200 | 82550 | 87850 |
| | Median Income | 66450 | 75900 | 85400 | 94900 | 102500 | 110100 | 117700 | 125250 |
| | Moderate Income | 79750 | 91100 | 102500 | 113900 | 123000 | 132100 | 141250 | 150350 |

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| Amador County Area Median Income: \$78,700 | Extremely Low | 16550 | 18900 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 27550 | 31500 | 35450 | 39350 | 42500 | 45650 | 48800 | 51950 |
| | Low Income | 44100 | 50400 | 56700 | 62950 | 68000 | 73050 | 78100 | 83100 |
| | Median Income | 55100 | 62950 | 70850 | 78700 | 85000 | 91300 | 97600 | 103900 |
| | Moderate Income | 66100 | 75550 | 85000 | 94450 | 102000 | 109550 | 117100 | 124650 |

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| Butte County Area Median Income: \$70,700 | Extremely Low | 14850 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24750 | 28300 | 31850 | 35350 | 38200 | 41050 | 43850 | 46700 |
| | Low Income | 39600 | 45250 | 50900 | 56550 | 61100 | 65600 | 70150 | 74650 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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| Calaveras County Area Median Income: \$81,700 | Extremely Low | 17150 | 19600 | 22050 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 28600 | 32700 | 36800 | 40850 | 44150 | 47400 | 50700 | 53950 |
| | Low Income | 45750 | 52300 | 58850 | 65350 | 70600 | 75850 | 81050 | 86300 |
| | Median Income | 57200 | 65350 | 73550 | 81700 | 88250 | 94750 | 101300 | 107850 |
| | Moderate Income | 68650 | 78450 | 88250 | 98050 | 105900 | 113750 | 121600 | 129450 |

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| Colusa County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|---|----------------------|--------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Contra Costa County Area Median Income: \$125,600 | Extremely Low | 28800 | 32900 | 37000 | 41100 | 44400 | 47700 | 51000 | 54300 |
| | Very Low Income | 47950 | 54800 | 61650 | 68500 | 74000 | 79500 | 84950 | 90450 |
| | Low Income | 76750 | 87700 | 98650 | 109600 | 118400 | 127150 | 135950 | 144700 |
| | Median Income | 87900 | 100500 | 113050 | 125600 | 135650 | 145700 | 155750 | 165800 |
| | Moderate Income | 105500 | 120550 | 135650 | 150700 | 162750 | 174800 | 186850 | 198900 |

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| Del Norte County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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| El Dorado County Area Median Income: \$91,100 | Extremely Low | 19050 | 21800 | 24500 | 27200 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 31750 | 36250 | 40800 | 45300 | 48950 | 52550 | 56200 | 59800 |
| | Low Income | 50750 | 58000 | 65250 | 72500 | 78300 | 84100 | 89900 | 95700 |
| | Median Income | 63750 | 72900 | 82000 | 91100 | 98400 | 105700 | 112950 | 120250 |
| | Moderate Income | 76500 | 87450 | 98350 | 109300 | 118050 | 126800 | 135550 | 144300 |

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| Fresno County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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| Glenn County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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| Humboldt County Area Median Income: \$72,000 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 50400 | 57600 | 64800 | 72000 | 77750 | 83500 | 89300 | 95050 |
| | Moderate Income | 60500 | 69100 | 77750 | 86400 | 93300 | 100200 | 107150 | 114050 |

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| Imperial County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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| Inyo County Area Median Income: \$75,100 | Extremely Low | 15800 | 18050 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 26300 | 30050 | 33800 | 37550 | 40600 | 43600 | 46600 | 49600 |
| | Low Income | 42100 | 48100 | 54100 | 60100 | 64950 | 69750 | 74550 | 79350 |
| | Median Income | 52550 | 60100 | 67600 | 75100 | 81100 | 87100 | 93100 | 99150 |
| | Moderate Income | 63050 | 72100 | 81100 | 90100 | 97300 | 104500 | 111700 | 118950 |

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| Kern County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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| Kings County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------------|---|---|---|---|---|---|---|---|
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| Lake County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|--|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| Lassen County Area Median Income: \$72,200 | Extremely Low | 15200 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 25300 | 28900 | 32500 | 36100 | 39000 | 41900 | 44800 | 47700 |
| | Low Income | 40450 | 46200 | 52000 | 57750 | 62400 | 67000 | 71650 | 76250 |
| | Median Income | 50550 | 57750 | 65000 | 72200 | 78000 | 83750 | 89550 | 95300 |
| | Moderate Income | 60650 | 69300 | 78000 | 86650 | 93600 | 100500 | 107450 | 114400 |

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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Los Angeles County Area Median Income: \$80,000 | Extremely Low | 24850 | 28400 | 31950 | 35450 | 38300 | 41150 | 44000 | 46800 |
| | Very Low Income | 41400 | 47300 | 53200 | 59100 | 63850 | 68600 | 73300 | 78050 |
| | Low Income | 66250 | 75700 | 85150 | 94600 | 102200 | 109750 | 117350 | 124900 |
| | Median Income | 56000 | 64000 | 72000 | 80000 | 86400 | 92800 | 99200 | 105600 |
| | Moderate Income | 67200 | 76800 | 86400 | 96000 | 103700 | 111350 | 119050 | 126700 |

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|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Madera County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Marin County Area Median Income: \$149,600 | Extremely Low | 38400 | 43850 | 49350 | 54800 | 59200 | 63600 | 68000 | 72350 |
| | Very Low Income | 63950 | 73100 | 82250 | 91350 | 98700 | 106000 | 113300 | 120600 |
| | Low Income | 102450 | 117100 | 131750 | 146350 | 158100 | 169800 | 181500 | 193200 |
| | Median Income | 104700 | 119700 | 134650 | 149600 | 161550 | 173550 | 185500 | 197450 |
| | Moderate Income | 125650 | 143600 | 161550 | 179500 | 193850 | 208200 | 222600 | 236950 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Mariposa County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|---|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Mendocino County Area Median Income: \$70,700 | Extremely Low | 15200 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 25350 | 28950 | 32550 | 36150 | 39050 | 41950 | 44850 | 47750 |
| | Low Income | 40500 | 46300 | 52100 | 57850 | 62500 | 67150 | 71750 | 76400 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Merced County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------------|---|---|---|---|---|---|---|---|
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|---|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Modoc County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Mono County Area Median Income: \$81,200 | Extremely Low | 17050 | 19500 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 28450 | 32500 | 36550 | 40600 | 43850 | 47100 | 50350 | 53600 |
| | Low Income | 45300 | 51800 | 58250 | 64700 | 69900 | 75100 | 80250 | 85450 |
| | Median Income | 56850 | 64950 | 73100 | 81200 | 87700 | 94200 | 100700 | 107200 |
| | Moderate Income | 68200 | 77950 | 87700 | 97450 | 105250 | 113050 | 120850 | 128650 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Monterey County Area Median Income: \$81,600 | Extremely Low | 21350 | 24400 | 27450 | 30500 | 32950 | 35580 | 40120 | 44660 |
| | Very Low Income | 35600 | 40700 | 45800 | 50850 | 54950 | 59000 | 63100 | 67150 |
| | Low Income | 56950 | 65100 | 73250 | 81350 | 87900 | 94400 | 100900 | 107400 |
| | Median Income | 57100 | 65300 | 73450 | 81600 | 88150 | 94650 | 101200 | 107700 |
| | Moderate Income | 68550 | 78300 | 88100 | 97900 | 105750 | 113550 | 121400 | 129250 |

| | | | | | | | | | |
|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Napa County Area Median Income: \$109,200 | Extremely Low | 23900 | 27300 | 30700 | 34100 | 36850 | 39600 | 42300 | 45050 |
| | Very Low Income | 39800 | 45500 | 51200 | 56850 | 61400 | 65950 | 70500 | 75050 |
| | Low Income | 63050 | 72050 | 81050 | 90050 | 97300 | 104500 | 111700 | 118900 |
| | Median Income | 76450 | 87350 | 98300 | 109200 | 117950 | 126650 | 135400 | 144150 |
| | Moderate Income | 91750 | 104850 | 117950 | 131050 | 141550 | 152000 | 162500 | 173000 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Nevada County Area Median Income: \$92,400 | Extremely Low | 18900 | 21600 | 24300 | 26950 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 31450 | 35950 | 40450 | 44900 | 48500 | 52100 | 55700 | 59300 |
| | Low Income | 50300 | 57500 | 64700 | 71850 | 77600 | 83350 | 89100 | 94850 |
| | Median Income | 64700 | 73900 | 83150 | 92400 | 99800 | 107200 | 114600 | 121950 |
| | Moderate Income | 77650 | 88700 | 99800 | 110900 | 119750 | 128650 | 137500 | 146400 |

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|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Orange County Area Median Income: \$106,700 | Extremely Low | 28250 | 32300 | 36350 | 40350 | 43600 | 46850 | 50050 | 53300 |
| | Very Low Income | 47100 | 53800 | 60550 | 67250 | 72650 | 78050 | 83400 | 88800 |
| | Low Income | 75300 | 86050 | 96800 | 107550 | 116200 | 124800 | 133400 | 142000 |
| | Median Income | 74700 | 85350 | 96050 | 106700 | 115250 | 123750 | 132300 | 140850 |
| | Moderate Income | 89650 | 102450 | 115250 | 128050 | 138300 | 148550 | 158800 | 169050 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Placer County Area Median Income: \$91,100 | Extremely Low | 19050 | 21800 | 24500 | 27200 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 31750 | 36250 | 40800 | 45300 | 48950 | 52550 | 56200 | 59800 |
| | Low Income | 50750 | 58000 | 65250 | 72500 | 78300 | 84100 | 89900 | 95700 |
| | Median Income | 63750 | 72900 | 82000 | 91100 | 98400 | 105700 | 112950 | 120250 |
| | Moderate Income | 76500 | 87450 | 98350 | 109300 | 118050 | 126800 | 135550 | 144300 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| Plumas County Area Median Income: \$73,100 | Extremely Low | 15400 | 17600 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 25600 | 29250 | 32900 | 36550 | 39500 | 42400 | 45350 | 48250 |
| | Low Income | 40950 | 46800 | 52650 | 58500 | 63200 | 67900 | 72550 | 77250 |
| | Median Income | 51150 | 58500 | 65800 | 73100 | 78950 | 84800 | 90650 | 96500 |
| | Moderate Income | 61400 | 70150 | 78950 | 87700 | 94700 | 101750 | 108750 | 115750 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Riverside County Area Median Income: \$77,500 | Extremely Low | 16600 | 19000 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 27650 | 31600 | 35550 | 39500 | 42700 | 45850 | 49000 | 52150 |
| | Low Income | 44250 | 50600 | 56900 | 63200 | 68300 | 73350 | 78400 | 83450 |
| | Median Income | 54250 | 62000 | 69750 | 77500 | 83700 | 89900 | 96100 | 102300 |
| | Moderate Income | 65100 | 74400 | 83700 | 93000 | 100450 | 107900 | 115300 | 122750 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Sacramento County Area Median Income: \$91,100 | Extremely Low | 19050 | 21800 | 24500 | 27200 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 31750 | 36250 | 40800 | 45300 | 48950 | 52550 | 56200 | 59800 |
| | Low Income | 50750 | 58000 | 65250 | 72500 | 78300 | 84100 | 89900 | 95700 |
| | Median Income | 63750 | 72900 | 82000 | 91100 | 98400 | 105700 | 112950 | 120250 |
| | Moderate Income | 76500 | 87450 | 98350 | 109300 | 118050 | 126800 | 135550 | 144300 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| San Benito County Area Median Income: \$90,700 | Extremely Low | 21450 | 24500 | 27550 | 30600 | 33050 | 35580 | 40120 | 44660 |
| | Very Low Income | 35700 | 40800 | 45900 | 51000 | 55100 | 59200 | 63250 | 67350 |
| | Low Income | 57150 | 65300 | 73450 | 81600 | 88150 | 94700 | 101200 | 107750 |
| | Median Income | 63500 | 72550 | 81650 | 90700 | 97950 | 105200 | 112450 | 119700 |
| | Moderate Income | 76200 | 87100 | 97950 | 108850 | 117550 | 126250 | 134950 | 143700 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| San Bernardino County Area Median Income: \$77,500 | Extremely Low | 16600 | 19000 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 27650 | 31600 | 35550 | 39500 | 42700 | 45850 | 49000 | 52150 |
| | Low Income | 44250 | 50600 | 56900 | 63200 | 68300 | 73350 | 78400 | 83450 |
| | Median Income | 54250 | 62000 | 69750 | 77500 | 83700 | 89900 | 96100 | 102300 |
| | Moderate Income | 65100 | 74400 | 83700 | 93000 | 100450 | 107900 | 115300 | 122750 |

| | | | | | | | | | |
|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| San Diego County Area Median Income: \$95,100 | Extremely Low | 25450 | 29100 | 32750 | 36350 | 39300 | 42200 | 45100 | 48000 |
| | Very Low Income | 42450 | 48500 | 54550 | 60600 | 65450 | 70300 | 75150 | 80000 |
| | Low Income | 67900 | 77600 | 87300 | 97000 | 104800 | 112550 | 120300 | 128050 |
| | Median Income | 66550 | 76100 | 85600 | 95100 | 102700 | 110300 | 117900 | 125550 |
| | Moderate Income | 79850 | 91300 | 102700 | 114100 | 123250 | 132350 | 141500 | 150600 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Francisco County Area Median Income: \$149,600 | Extremely Low | 38400 | 43850 | 49350 | 54800 | 59200 | 63600 | 68000 | 72350 |
| | Very Low Income | 63950 | 73100 | 82250 | 91350 | 98700 | 106000 | 113300 | 120600 |
| | Low Income | 102450 | 117100 | 131750 | 146350 | 158100 | 169800 | 181500 | 193200 |
| | Median Income | 104700 | 119700 | 134650 | 149600 | 161550 | 173550 | 185500 | 197450 |
| | Moderate Income | 125650 | 143600 | 161550 | 179500 | 193850 | 208200 | 222600 | 236950 |

| | | | | | | | | | |
|---|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| San Joaquin County Area Median Income: \$75,000 | Extremely Low | 15750 | 18000 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 26250 | 30000 | 33750 | 37500 | 40500 | 43500 | 46500 | 49500 |
| | Low Income | 42000 | 48000 | 54000 | 60000 | 64800 | 69600 | 74400 | 79200 |
| | Median Income | 52500 | 60000 | 67500 | 75000 | 81000 | 87000 | 93000 | 99000 |
| | Moderate Income | 63000 | 72000 | 81000 | 90000 | 97200 | 104400 | 111600 | 118800 |

| | | | | | | | | | |
|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| San Luis Obispo County Area Median Income: \$97,800 | Extremely Low | 20550 | 23500 | 26450 | 29350 | 31700 | 35580 | 40120 | 44660 |
| | Very Low Income | 34250 | 39150 | 44050 | 48900 | 52850 | 56750 | 60650 | 64550 |
| | Low Income | 54800 | 62600 | 70450 | 78250 | 84550 | 90800 | 97050 | 103300 |
| | Median Income | 68450 | 78250 | 88000 | 97800 | 105600 | 113450 | 121250 | 129100 |
| | Moderate Income | 82150 | 93900 | 105600 | 117350 | 126750 | 136150 | 145500 | 154900 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Mateo County Area Median Income: \$149,600 | Extremely Low | 38400 | 43850 | 49350 | 54800 | 59200 | 63600 | 68000 | 72350 |
| | Very Low Income | 63950 | 73100 | 82250 | 91350 | 98700 | 106000 | 113300 | 120600 |
| | Low Income | 102450 | 117100 | 131750 | 146350 | 158100 | 169800 | 181500 | 193200 |
| | Median Income | 104700 | 119700 | 134650 | 149600 | 161550 | 173550 | 185500 | 197450 |
| | Moderate Income | 125650 | 143600 | 161550 | 179500 | 193850 | 208200 | 222600 | 236950 |

| | | | | | | | | | |
|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Santa Barbara County Area Median Income: \$90,100 | Extremely Low | 26250 | 30000 | 33750 | 37450 | 40450 | 43450 | 46450 | 49450 |
| | Very Low Income | 43750 | 50000 | 56250 | 62450 | 67450 | 72450 | 77450 | 82450 |
| | Low Income | 70050 | 80050 | 90050 | 100050 | 108100 | 116100 | 124100 | 132100 |
| | Median Income | 63050 | 72100 | 81100 | 90100 | 97300 | 104500 | 111700 | 118950 |
| | Moderate Income | 75650 | 86500 | 97300 | 108100 | 116750 | 125400 | 134050 | 142700 |

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|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Santa Clara County Area Median Income: \$151,300 | Extremely Low | 34800 | 39800 | 44750 | 49700 | 53700 | 57700 | 61650 | 65650 |
| | Very Low Income | 58000 | 66300 | 74600 | 82850 | 89500 | 96150 | 102750 | 109400 |
| | Low Income | 82450 | 94200 | 106000 | 117750 | 127200 | 136600 | 146050 | 155450 |
| | Median Income | 105900 | 121050 | 136150 | 151300 | 163400 | 175500 | 187600 | 199700 |
| | Moderate Income | 127100 | 145250 | 163400 | 181550 | 196050 | 210600 | 225100 | 239650 |

| | | | | | | | | | |
|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Santa Cruz County Area Median Income: \$111,900 | Extremely Low | 29200 | 33400 | 37550 | 41700 | 45050 | 48400 | 51750 | 55050 |
| | Very Low Income | 48650 | 55600 | 62550 | 69500 | 75100 | 80650 | 86200 | 91750 |
| | Low Income | 78050 | 89200 | 100350 | 111500 | 120450 | 129350 | 138300 | 147200 |
| | Median Income | 78350 | 89500 | 100700 | 111900 | 120850 | 129800 | 138750 | 147700 |
| | Moderate Income | 94000 | 107450 | 120850 | 134300 | 145050 | 155800 | 166550 | 177300 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Shasta County Area Median Income: \$70,700 | Extremely Low | 14950 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24850 | 28400 | 31950 | 35500 | 38350 | 41200 | 44050 | 46900 |
| | Low Income | 39800 | 45450 | 51150 | 56800 | 61350 | 65900 | 70450 | 75000 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Sierra County Area Median Income: \$84,800 | Extremely Low | 17750 | 20300 | 22850 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 29600 | 33800 | 38050 | 42250 | 45650 | 49050 | 52400 | 55800 |
| | Low Income | 47350 | 54100 | 60850 | 67600 | 73050 | 78450 | 83850 | 89250 |
| | Median Income | 59350 | 67850 | 76300 | 84800 | 91600 | 98350 | 105150 | 111950 |
| | Moderate Income | 71250 | 81400 | 91600 | 101750 | 109900 | 118050 | 126150 | 134300 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Siskiyou County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

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|--|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Solano County Area Median Income: \$99,300 | Extremely Low | 20450 | 23350 | 26250 | 29150 | 31500 | 35580 | 40120 | 44660 |
| | Very Low Income | 34000 | 38850 | 43700 | 48550 | 52450 | 56350 | 60250 | 64100 |
| | Low Income | 54350 | 62100 | 69850 | 77600 | 83850 | 90050 | 96250 | 102450 |
| | Median Income | 69500 | 79450 | 89350 | 99300 | 107250 | 115200 | 123150 | 131100 |
| | Moderate Income | 83400 | 95300 | 107250 | 119150 | 128700 | 138200 | 147750 | 157300 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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|---|----------------------|-------|-------|--------|---------------|--------|--------|--------|--------|
| Sonoma County Area Median Income: \$103,300 | Extremely Low | 24450 | 27950 | 31450 | 34900 | 37700 | 40500 | 43300 | 46100 |
| | Very Low Income | 40750 | 46550 | 52350 | 58150 | 62850 | 67500 | 72150 | 76800 |
| | Low Income | 65150 | 74450 | 83750 | 93050 | 100500 | 107950 | 115400 | 122850 |
| | Median Income | 72300 | 82650 | 92950 | 103300 | 111550 | 119850 | 128100 | 136350 |
| | Moderate Income | 86750 | 99150 | 111550 | 123950 | 133850 | 143800 | 153700 | 163600 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Stanislaus County Area Median Income: \$70,700 | Extremely Low | 15000 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 25000 | 28550 | 32100 | 35650 | 38550 | 41400 | 44250 | 47100 |
| | Low Income | 39950 | 45650 | 51350 | 57050 | 61650 | 66200 | 70750 | 75350 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| Sutter County Area Median Income: \$75,000 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 52500 | 60000 | 67500 | 75000 | 81000 | 87000 | 93000 | 99000 |
| | Moderate Income | 63000 | 72000 | 81000 | 90000 | 97200 | 104400 | 111600 | 118800 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Tehama County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| | | | | | | | | | |
|---|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Trinity County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|-------|--------|--------|
| Tulare County Area Median Income: \$70,700 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 49500 | 56550 | 63650 | 70700 | 76350 | 82000 | 87650 | 93300 |
| | Moderate Income | 59400 | 67900 | 76350 | 84850 | 91650 | 98450 | 105200 | 112000 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| Tuolumne County Area Median Income: \$75,600 | Extremely Low | 15650 | 17850 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 26050 | 29800 | 33500 | 37200 | 40200 | 43200 | 46150 | 49150 |
| | Low Income | 41650 | 47600 | 53550 | 59500 | 64300 | 69050 | 73800 | 78550 |
| | Median Income | 52900 | 60500 | 68050 | 75600 | 81650 | 87700 | 93750 | 99800 |
| | Moderate Income | 63500 | 72550 | 81650 | 90700 | 97950 | 105200 | 112450 | 119700 |

| | | | | | | | | | |
|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Ventura County Area Median Income: \$98,800 | Extremely Low | 23700 | 27100 | 30500 | 33850 | 36600 | 39300 | 42000 | 44700 |
| | Very Low Income | 39550 | 45200 | 50850 | 56450 | 61000 | 65500 | 70000 | 74550 |
| | Low Income | 63250 | 72300 | 81350 | 90350 | 97600 | 104850 | 112050 | 119300 |
| | Median Income | 69150 | 79050 | 88900 | 98800 | 106700 | 114600 | 122500 | 130400 |
| | Moderate Income | 83000 | 94850 | 106700 | 118550 | 128050 | 137500 | 147000 | 156500 |

| | | | | | | | | |
|--|----------|----------|----------|----------|----------|----------|----------|----------|
| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--|----------|----------|----------|----------|----------|----------|----------|----------|

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Yolo County Area Median Income: \$92,500 | Extremely Low | 19450 | 22200 | 25000 | 27750 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 32400 | 37000 | 41650 | 46250 | 49950 | 53650 | 57350 | 61050 |
| | Low Income | 51800 | 59200 | 66600 | 74000 | 79950 | 85850 | 91800 | 97700 |
| | Median Income | 64750 | 74000 | 83250 | 92500 | 99900 | 107300 | 114700 | 122100 |
| | Moderate Income | 77700 | 88800 | 99900 | 111000 | 119900 | 128750 | 137650 | 146500 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|-------|--------|--------|--------|
| Yuba County Area Median Income: \$75,000 | Extremely Low | 14700 | 17420 | 21960 | 26500 | 31040 | 35580 | 40120 | 44660 |
| | Very Low Income | 24500 | 28000 | 31500 | 34950 | 37750 | 40550 | 43350 | 46150 |
| | Low Income | 39150 | 44750 | 50350 | 55900 | 60400 | 64850 | 69350 | 73800 |
| | Median Income | 52500 | 60000 | 67500 | 75000 | 81000 | 87000 | 93000 | 99000 |
| | Moderate Income | 63000 | 72000 | 81000 | 90000 | 97200 | 104400 | 111600 | 118800 |

Instructions:

Eligibility Determination:

Use household size income category figures in this chart. Determine eligibility based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply 4-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the 8-person income limit, and (4) round to the nearest \$50.

Nine Person Calculation - Example County

| E X A M P L E | 4 persons | 8% PP Adj | + 8 person | =9 persons |
|----------------------|------------------|------------------|-------------------|-------------------|
| Extremely Low | 26,500 | 2120 | 44,660 | 46,800 |
| Very Low Income | 34,950 | 2796 | 46,150 | 48,950 |
| Lower Income | 55,900 | 4472 | 73,800 | 78,250 |
| Moderate Income | 90,000 | 7200 | 118,800 | 126,000 |

Ten Person Calculation - Example County

| 4 persons | 8 person + | 8% Adj x 2 | =10 persons |
|------------------|-------------------|-------------------|--------------------|
| 26,200 | 44,660 | 4240 | 48,900 |
| 34,950 | 46,150 | 5592 | 51,750 |
| 55,900 | 73,800 | 8944 | 82,750 |
| 90,000 | 118,800 | 14400 | 133,200 |

Calculation of Housing Cost and Rent:

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one. For projects with federal assistance, household size may be set by multiplying 1.5 by the number of bedrooms in unit.

HUD Income Limits release: 4/1/2021

HUD FY 2021 California median incomes:
 State median income: \$90,100
 Metropolitan county median income: \$90,600
 Non-metropolitan county median income: \$69,700

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50079.5, 50093, 50105 and 50106, Health and Safety Code.