

Household Income Limits

TCAC Method

\$88,000

HUD Metropolitan Fair Market Rent Area (HMFA)

Santa Ana-Anaheim-Irvine, CA HUD Metro FMR

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50052.5 and 50093.

U.S. Department of Housing and Urban Development
April 14, 2017

NOTE: Maximums for Projects From Ceilings Post-1989 and For Projects Placed in Service before 12/31/2008 **

Hshold Size	Extremely Low Income			35%			40%			Very Low Income		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$21,930	\$1,828	\$548	\$25,585	\$2,132	\$640	\$29,240	\$2,437	\$731	\$36,550	\$3,046	\$914
TWO	\$25,050	\$2,088	\$626	\$29,225	\$2,435	\$731	\$33,400	\$2,783	\$835	\$41,750	\$3,479	\$1,044
THREE	\$28,170	\$2,348	\$704	\$32,865	\$2,739	\$822	\$37,560	\$3,130	\$939	\$46,950	\$3,913	\$1,174
FOUR	\$31,290	\$2,608	\$782	\$36,505	\$3,042	\$913	\$41,720	\$3,477	\$1,043	\$52,150	\$4,346	\$1,304
FIVE	\$33,810	\$2,818	\$845	\$39,445	\$3,287	\$986	\$45,080	\$3,757	\$1,127	\$56,350	\$4,696	\$1,409
SIX	\$36,300	\$3,025	\$908	\$42,350	\$3,529	\$1,059	\$48,400	\$4,033	\$1,210	\$60,500	\$5,042	\$1,513
SEVEN	\$38,820	\$3,235	\$971	\$45,290	\$3,774	\$1,132	\$51,760	\$4,313	\$1,294	\$64,700	\$5,392	\$1,618
EIGHT	\$41,310	\$3,443	\$1,033	\$48,195	\$4,016	\$1,205	\$55,080	\$4,590	\$1,377	\$68,850	\$5,738	\$1,721

Hshold Size	60%			65%			70%			Low Income 80%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$43,860	\$3,655	\$1,097	\$47,515	\$3,960	\$1,188	\$51,170	\$4,264	\$1,279	\$58,480	\$4,873	\$1,462
TWO	\$50,100	\$4,175	\$1,253	\$54,275	\$4,523	\$1,357	\$58,450	\$4,871	\$1,461	\$66,800	\$5,567	\$1,670
THREE	\$56,340	\$4,695	\$1,409	\$61,035	\$5,086	\$1,526	\$65,730	\$5,478	\$1,643	\$75,120	\$6,260	\$1,878
FOUR	\$62,580	\$5,215	\$1,565	\$67,795	\$5,650	\$1,695	\$73,010	\$6,084	\$1,825	\$83,440	\$6,953	\$2,086
FIVE	\$67,620	\$5,635	\$1,691	\$73,255	\$6,105	\$1,831	\$78,890	\$6,574	\$1,972	\$90,160	\$7,513	\$2,254
SIX	\$72,600	\$6,050	\$1,815	\$78,650	\$6,554	\$1,966	\$84,700	\$7,058	\$2,118	\$96,800	\$8,067	\$2,420
SEVEN	\$77,640	\$6,470	\$1,941	\$84,110	\$7,009	\$2,103	\$90,580	\$7,548	\$2,265	\$103,520	\$8,627	\$2,588
EIGHT	\$82,620	\$6,885	\$2,066	\$89,505	\$7,459	\$2,238	\$96,390	\$8,033	\$2,410	\$110,160	\$9,180	\$2,754

Hshold Size	100%			Moderate Income 115%			120%			140%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$73,100	\$6,092	\$1,828	\$84,065	\$7,005	\$2,102	\$87,720	\$7,310	\$2,193	\$102,340	\$8,528	\$2,559
TWO	\$83,500	\$6,958	\$2,088	\$96,025	\$8,002	\$2,401	\$100,200	\$8,350	\$2,505	\$116,900	\$9,742	\$2,923
THREE	\$93,900	\$7,825	\$2,348	\$107,985	\$8,999	\$2,700	\$112,680	\$9,390	\$2,817	\$131,460	\$10,955	\$3,287
FOUR	\$104,300	\$8,692	\$2,608	\$119,945	\$9,995	\$2,999	\$125,160	\$10,430	\$3,129	\$146,020	\$12,168	\$3,651
FIVE	\$112,700	\$9,392	\$2,818	\$129,605	\$10,800	\$3,240	\$135,240	\$11,270	\$3,381	\$157,780	\$13,148	\$3,945
SIX	\$121,000	\$10,083	\$3,025	\$139,150	\$11,596	\$3,479	\$145,200	\$12,100	\$3,630	\$169,400	\$14,117	\$4,235
SEVEN	\$129,400	\$10,783	\$3,235	\$148,810	\$12,401	\$3,720	\$155,280	\$12,940	\$3,882	\$181,160	\$15,097	\$4,529
EIGHT	\$137,700	\$11,475	\$3,443	\$158,355	\$13,196	\$3,959	\$165,240	\$13,770	\$4,131	\$192,780	\$16,065	\$4,820

Note: Income levels are adjusted by a HUD high cost area allowance.

** See CTCAC website <http://www.treasurer.ca.gov/ctcac/20nn/supplemental.asp> for additional schedules

This general income information is calculated from the U.S. Department of Housing and Urban Development (HUD) income figures. Specific program requirements may vary.