



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

7a

AGENDA REPORT
 Business | Action

December 1, 2025

TO: Commissioners

FROM: Keene Simonds, Executive Officer
 Meghan Traynor, Analyst I

SUBJECT: Applicant Request for Discretionary Fee Reduction or Waiver |
 Pending “Turner – Oak Creek Drive Reorganization”

SUMMARY

The San Diego County Local Agency Formation Commission (LAFCO) will consider a request from a landowner (Alan Turner) for a discretionary fee reduction or waiver associated with an anticipated application to annex two unincorporated parcels totaling 2.3 acres to the Lakeside Water District (WD) with concurrent detachment from the Padre Dam Municipal Water District (MWD). The proposal will also necessitate conforming sphere of influence amendments to both subject agencies. The purpose of the proposal is to make public water service available to the affected territory and in doing so accommodate the planned development of a single-family residence. Connection to Padre Dam MWD is reportedly infeasible and costly at this time while connection to Lakeside WD is readily available. The application cost under the LAFCO fee schedule is \$18,894.75, based on the assumption the reorganization would proceed without protest proceedings and qualifies as categorically exempt under the California Environmental Quality Act. LAFCO policies allow applicants to request a fee waiver or reduction. Any approval must be based on a demonstrated financial hardship and serve a public interest, as determined by the Commission. Consistent with past direction to directly evaluate requests on a case-by-case basis, staff recommends the Commission consider the merits of this request and any potential alternatives – including a partial fee reduction or payment plan—and take action as deemed appropriate.

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|--|---|--|---|--|---|
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BACKGROUND

Adopted Fee Schedule + Waivers

San Diego LAFCO’s adopted fee schedule outlines applicant costs for processing jurisdictional changes and related requests, such as out-of-agency service approvals. Most fees are fixed and non-refundable, reflecting a predetermined allocation of staff resources based on a full cost-recovery model. The schedule provides for two distinct types of fee waivers and reductions: pre-approved and discretionary.

- Pre-approved fee waivers ranging between 50-75% reduction, and may be granted by the Executive Officer limited to proposals that advance specific legislative objectives, including addressing public health threats, eliminating unincorporated islands, and annexing disadvantaged unincorporated communities into cities.
- Discretionary fee waivers or reductions must be formally approved by the Commission in response to a written request submitted by the applicant. These requests are limited to one of two qualifying circumstances: (1) the action aligns with a prior recommendation of the Commission, or (2) the applicant demonstrates a financial hardship as determined by the Commission.

Recent Discussion on Fee Waivers or Reductions

At its December 4, 2023 meeting, San Diego LAFCO reviewed its existing policies and practices related to applicant fee waivers and reductions. The item was presented at the request of Commissioner Willis and included a discussion of potential options to provide fee relief for applicants that also serve as LAFCO funding agencies. Following discussion, and pertinently, the Commission affirmed its preference to evaluate waiver and reduction requests on a case-by-case basis.¹

At its June 2, 2025 meeting, the Commission was presented with a request from the Pauma Valley Community Services District (CSD) to waive all fees associated with its anticipated application to annex nine unincorporated parcels, totaling \$6,405.00. A discussion on precedent-setting implications – in allowing special districts to waive LAFCO application fees – by Commissioners ensued and the request for a fee waiver by the District was subsequently denied. Commissioners requested staff to work with Pauma Valley CSD on a payment plan based on full cost recovery.

¹ The Commission also expressed interest in revisiting the broader topic – including the possibility of sliding-scale reductions for smaller special districts – as part of a future comprehensive update to the fee schedule.

DISCUSSION

This item is presented for San Diego LAFCO to consider a request from landowner Alan Turner to reduce or waive all processing fees associated with an anticipated reorganization application involving the annexation of two unincorporated, undeveloped parcels to Lakeside WD with concurrent detachment from Padre Dam MWD.² The total application cost under the current LAFCO fee schedule is \$18,895.³

The landowner’s written request is on file. In discussion the topic with LAFCO staff, the landowner has also provided documentation of their household income in 2024. Staff confirms this amount falls below the County of San Diego’s 2024 “low income threshold” of \$130,950 for a five-person household, based on HUD’s 80% AMI threshold with additional details footnoted.⁴ A report summarizing HUD’s 2024 State Income Limits is provided as Attachment One.

ANALYSIS

San Diego LAFCO does not have precedent for evaluating the requested fee waiver or reduction under the statutory and policy requirements that any approval be based on demonstrated financial hardship and serve the public interest. If the Commission is inclined to grant the request – whether as a full waiver, partial reduction, or payment plan – staff suggest basing the decision on a nexus between the applicant’s documented financial hardship and the public interest in enabling increased housing stock on land zoned for residential development by the County of San Diego. Conversely, the Commission could reasonably deny the request on the grounds that the underlying project – construction of a private residence – does not directly serve a public interest.

RECOMMENDATION

It is recommended San Diego LAFCO consider the request and take one of the alternative actions listed in the proceeding section as deemed appropriate.

ALTERNATIVES FOR ACTION

The following alternatives are available to San Diego LAFCO:

² The subject parcels are currently within Padre Dam MWD’s boundary and adopted sphere of influence and outside of Lakeside WD’s jurisdictional boundary and sphere of influence. The parcels span 2.3 acres and identified by the County of San Diego Assessor’s office as 379-040-66 and 379-040-67.

³ Fee estimate based on the assumption the reorganization would proceed without protest proceedings and qualifies as categorically exempt under the California Environmental Quality Act.

⁴ This landowner’s request cites financial hardship and is the first such request received during the current Executive Officer’s tenure. In evaluating the request, staff conducted research on statewide local government policies related to fee waivers for financial hardship and identified the County of El Dorado’s fee waiving policy as a reasonable model. Under this policy, fees, permit charges, and other administrative costs may be waived based on income eligibility using the California Department of Housing and Urban Development (HUD) Area Median Income (AMI) table, with low-income eligibility for fee waivers set at 80% of the AMI.

Alternative One:

Approve the requested fee waiver in full.

Alternative Two:

Approve a partial fee reduction in an amount determined by the Commission.

Alternative Three:

Direct the Executive Officer to work with the applicant on a payment plan for future consideration by the Commission with any specific guardrails.

Alternative Four

Deny the request.

PROCEDURES

This item has been placed on the agenda for action as part of San Diego LAFCO’s business calendar. The following procedures, accordingly, are recommended.

- 1) Receive verbal report from staff unless waived.
- 2) Invite testimony from the public.
- 3) Discuss the item and take one of the alternative actions listed.

Respectfully on behalf of the Executive Officer,



Meghan Traynor
Analyst I

Attachment:

- 1) California Department of Housing and Community Development 2024 State Income Limits

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

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May 9, 2024

MEMORANDUM FOR: Interested Parties

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

SUBJECT: **2024 State Income Limits**

Attached are briefing materials and 2024 State Income Limits that are now in effect, replacing the previous 2023 State Income Limits. Income limits reflect updated median income and household income levels for acutely low -, extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The 2024 State Income Limits are on the Department of Housing and Community Development (HCD) website at <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>.

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 2024 State 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, 2024, 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](#).

For questions concerning State Income Limits, please see the Questions and Answers on page 5 or contact StateIncomeLimits@hcd.ca.gov.

2024 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 most recently released on April 1, 2024.

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, increases a county's area median income to equal California's non-metropolitan median income, (2) adjusts Area Median Income (AMI) and household income category levels to not result in any year-over-year 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 ensure income limits and area median income levels do not fall below a prior year's highest level), and (3) determines income limits for California's acutely low-income and moderate-income categories.

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/il24/IncomeLimitsMethodology-FY24.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 2024 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 Federal 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 the extremely low- and low-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. However, 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

2024 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

produce unintended anomalies inconsistent with statutory intent (e.g., very low-income limits being 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 AMI that, pursuant to Health & Safety Code section 50093(c), means the MFI of a geographic area of the State, as estimated annually by HUD for its Section 8 Program.

In estimating FY 2024 median family incomes, HUD uses median family income data (as opposed to median household income data) from the 2022 American Community Survey (ACS) as calculated by the Census Bureau. The Census Bureau produces two types of ACS estimates: the “one-year” data, which represent estimates as of 2022; and the “five-year” data, which represent estimates as of 2018-2022 (but are inflated to 2022 dollars). HUD requires special tabulations of the ACS to match its custom HMFA definitions described above.

HUD uses the 2022 ACS median family income data (as opposed to household income data) as the basis of FY 2024 Income Limits for all areas of California. HUD uses an inflation forecast from the Congressional Budget Office (CBO) in updating ACS estimates. For FY 2024, CBO has produced a forecast CPI of 310.683, which divided by annual 2022 of 292.613 is 1.062 (an increase of 6.2 percent).

For additional information on MFI’s please see HUD’s briefing materials at <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.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 as measured by the ACS with an absolute cap of 10 percent, whichever is greater. For 2024, the annualized change is measured by the ACS from 2021 to 2022. Twice this change is approximately 14.8 percent, which is greater than the 10 percent absolute cap. So, for FY 2024, the income limits “cap” is 10 percent. HUD first announced this methodology on January 10, 2024 in a Federal Register Notice. The cap and floor rules do 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:

| | | | | | | | | |
|---------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 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% |

2024 State Income Limits Briefing Materials

California Code of Regulations, Title 25, Section 6932

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 2024 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 household has more than eight members. New for FY 2024, family size-adjusted income limits are retested for compliance with the cap and floor rules. Please refer to HUD's briefing material for additional information on family size adjustments.

HCD Methodology

State law (see, e.g., Health & Safety Code section 50093) 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 AMI levels and household income category levels, (3) applying to the median income the same family size adjustments HUD applies to the income limits, (4) determining income limit levels applicable to California's acutely low-income households defined by law as household income not exceeding 15 percent of county AMI, and (5) determining income limit levels applicable to California's moderate-income households defined by law as household income not exceeding 120 percent of county AMI.

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 (\$87,900 for 2024). Next, HCD applies its HH Policy to ensure AMI 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.

Acutely low-Income Levels

Beginning in 2022, Health and Safety Code section 50063.5 established California's acutely low-income household levels. After calculating the 4-person area median income (AMI) level as previously described, HCD sets the maximum acutely low-income limit to equal 15 percent of the county's AMI, adjusted for family size.

Moderate-Income Levels

HCD is responsible for establishing California's moderate-income limit levels. After calculating the 4-person 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>.

2024 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 AMI (or the low-income limit not equal 80% of 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, as well as several others, the magnitude of these adjustments results in the low-income limit exceeding AMI.** These exceptions are detailed in the FY 2024 Income Limits Methodology Document, <https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf>.

For further information on the exact adjustments made to an individual area of the country, please see HUD's FY 2024 Income Limits Documentation System. The documentation system is available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn. 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 2024 Income Limits are calculated using 2018-2022 5-year American Community Survey (ACS) data, and one-year 2022 data where possible. This is a two-year lag, so more current trends in median family income levels are not available.

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 ACS, table B19113 - MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS. A Consumer Price Index (CPI) forecast as published by the Bureau of Labor Statistics is used in the trend factor calculation to bring the 2021 ACS data forward to FY 2023.

For additional details concerning the use of the ACS in HUD's calculations of MFI, please see HUD's FY 2024 Median Family Income methodology document, at <https://www.huduser.gov/portal/datasets/il/il23/Medians-Methodology-FY24.pdf>

Additionally, full documentation of all calculations for MFIs is available in the FY 2024 Median Family Income and the FY 2024 Income Limits Documentation System. These systems are available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn

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

HCD's 2013 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 AMI to at least equal the state non-metropolitan county median income, as published by HUD. Further, HCD's 2013 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. 2024 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: \$155,700 | Acutely Low | 16350 | 18700 | 21000 | 23350 | 25200 | 27100 | 28950 | 30800 |
| | Extremely Low | 32700 | 37400 | 42050 | 46700 | 50450 | 54200 | 57950 | 61650 |
| | Very Low Income | 54500 | 62300 | 70100 | 77850 | 84100 | 90350 | 96550 | 102800 |
| | Low Income | 84600 | 96650 | 108750 | 120800 | 130500 | 140150 | 149800 | 159500 |
| | Median Income | 109000 | 124550 | 140150 | 155700 | 168150 | 180600 | 193050 | 205500 |
| | Moderate Income | 130800 | 149500 | 168150 | 186850 | 201800 | 216750 | 231700 | 246650 |

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|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Alpine County Area Median Income: \$119,300 | Acutely Low | 12550 | 14300 | 16100 | 17900 | 19350 | 20750 | 22200 | 23650 |
| | Extremely Low | 22200 | 25400 | 28550 | 31700 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 37000 | 42250 | 47550 | 52850 | 57050 | 61300 | 65550 | 69750 |
| | Low Income | 59200 | 67650 | 76100 | 84550 | 91350 | 98100 | 104850 | 111650 |
| | Median Income | 83500 | 95450 | 107350 | 119300 | 128850 | 138400 | 147950 | 157500 |
| | Moderate Income | 100200 | 114500 | 128850 | 143150 | 154600 | 166050 | 177500 | 188950 |

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|---|----------------------|-------|-------|--------|---------------|--------|--------|--------|--------|
| Amador County Area Median Income: \$101,900 | Acutely Low | 10700 | 12250 | 13750 | 15300 | 16500 | 17750 | 18950 | 20200 |
| | Extremely Low | 21200 | 24200 | 27250 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 35300 | 40350 | 45400 | 50400 | 54450 | 58500 | 62500 | 66550 |
| | Low Income | 56450 | 64550 | 72600 | 80650 | 87150 | 93600 | 100050 | 106500 |
| | Median Income | 71350 | 81500 | 91700 | 101900 | 110050 | 118200 | 126350 | 134500 |
| | Moderate Income | 85600 | 97850 | 110050 | 122300 | 132100 | 141850 | 151650 | 161450 |

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|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Butte County Area Median Income: \$96,600 | Acutely Low | 10150 | 11600 | 13050 | 14500 | 15650 | 16800 | 18000 | 19150 |
| | Extremely Low | 19050 | 21800 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 31750 | 36300 | 40850 | 45350 | 49000 | 52600 | 56250 | 59850 |
| | Low Income | 50750 | 58000 | 65250 | 72500 | 78300 | 84100 | 89900 | 95700 |
| | Median Income | 67600 | 77300 | 86950 | 96600 | 104350 | 112050 | 119800 | 127500 |
| | Moderate Income | 81150 | 92700 | 104300 | 115900 | 125150 | 134450 | 143700 | 153000 |

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|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Calaveras County Area Median Income: \$96,200 | Acutely Low | 10100 | 11550 | 13000 | 14450 | 15600 | 16750 | 17900 | 19050 |
| | Extremely Low | 20050 | 22900 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 33400 | 38150 | 42900 | 47650 | 51500 | 55300 | 59100 | 62900 |
| | Low Income | 53400 | 61000 | 68650 | 76250 | 82350 | 88450 | 94550 | 100650 |
| | Median Income | 67350 | 76950 | 86600 | 96200 | 103900 | 111600 | 119300 | 127000 |
| | Moderate Income | 80800 | 92350 | 103900 | 115450 | 124700 | 133900 | 143150 | 152400 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Colusa County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Contra Costa County Area Median Income: \$155,700 | Acutely Low | 16350 | 18700 | 21000 | 23350 | 25200 | 27100 | 28950 | 30800 |
| | Extremely Low | 32700 | 37400 | 42050 | 46700 | 50450 | 54200 | 57950 | 61650 |
| | Very Low Income | 54500 | 62300 | 70100 | 77850 | 84100 | 90350 | 96550 | 102800 |
| | Low Income | 84600 | 96650 | 108750 | 120800 | 130500 | 140150 | 149800 | 159500 |
| | Median Income | 109000 | 124550 | 140150 | 155700 | 168150 | 180600 | 193050 | 205500 |
| | Moderate Income | 130800 | 149500 | 168150 | 186850 | 201800 | 216750 | 231700 | 246650 |

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

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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Del Norte County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| El Dorado County Area Median Income: \$113,900 | Acutely Low | 11950 | 13700 | 15400 | 17100 | 18450 | 19850 | 21200 | 22550 |
| | Extremely Low | 24750 | 28300 | 31850 | 35350 | 38200 | 41960 | 47340 | 52720 |
| | Very Low Income | 41300 | 47150 | 53050 | 58950 | 63650 | 68400 | 73100 | 77850 |
| | Low Income | 66050 | 75450 | 84900 | 94300 | 101850 | 109400 | 116950 | 124500 |
| | Median Income | 79750 | 91100 | 102500 | 113900 | 123000 | 132100 | 141250 | 150350 |
| | Moderate Income | 95700 | 109350 | 123050 | 136700 | 147650 | 158550 | 169500 | 180450 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Fresno County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Glenn County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Humboldt County Area Median Income: \$88,300 | Acutely Low | 9300 | 10600 | 11950 | 13250 | 14300 | 15350 | 16450 | 17500 |
| | Extremely Low | 18550 | 21200 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30950 | 35350 | 39750 | 44150 | 47700 | 51250 | 54750 | 58300 |
| | Low Income | 49500 | 56550 | 63600 | 70650 | 76350 | 82000 | 87650 | 93300 |
| | Median Income | 61800 | 70650 | 79450 | 88300 | 95350 | 102450 | 109500 | 116550 |
| | Moderate Income | 74150 | 84750 | 95350 | 105950 | 114450 | 122900 | 131400 | 139850 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Imperial County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Inyo County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------------|---|---|---|---|---|---|---|---|
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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Kern County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Kings County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Lake County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Lassen County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Los Angeles County Area Median Income: \$98,200 | Acutely Low | 10350 | 11800 | 13300 | 14750 | 15950 | 17100 | 18300 | 19450 |
| | Extremely Low | 29150 | 33300 | 37450 | 41600 | 44950 | 48300 | 51600 | 54950 |
| | Very Low Income | 48550 | 55450 | 62400 | 69350 | 74900 | 80450 | 86000 | 91550 |
| | Low Income | 77700 | 88800 | 99900 | 110950 | 119850 | 128750 | 137600 | 146500 |
| | Median Income | 68750 | 78550 | 88400 | 98200 | 106050 | 113900 | 121750 | 129600 |
| | Moderate Income | 82500 | 94300 | 106050 | 117850 | 127300 | 136700 | 146150 | 155550 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Madera County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Marin County Area Median Income: \$186,600 | Acutely Low | 19600 | 22400 | 25200 | 28000 | 30250 | 32500 | 34700 | 36950 |
| | Extremely Low | 41150 | 47000 | 52900 | 58750 | 63450 | 68150 | 72850 | 77550 |
| | Very Low Income | 68550 | 78350 | 88150 | 97900 | 105750 | 113600 | 121400 | 129250 |
| | Low Income | 109700 | 125350 | 141000 | 156650 | 169200 | 181750 | 194250 | 206800 |
| | Median Income | 130600 | 149300 | 167950 | 186600 | 201550 | 216450 | 231400 | 246300 |
| | Moderate Income | 156750 | 179100 | 201500 | 223900 | 241800 | 259700 | 277650 | 295550 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---------------------------------|---|---|---|---|---|---|---|---|
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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Mariposa County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Mendocino County Area Median Income: \$90,400 | Acutely Low | 9500 | 10850 | 12200 | 13550 | 14650 | 15700 | 16800 | 17900 |
| | Extremely Low | 19000 | 21700 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 31650 | 36200 | 40700 | 45200 | 48850 | 52450 | 56050 | 59700 |
| | Low Income | 50650 | 57850 | 65100 | 72300 | 78100 | 83900 | 89700 | 95450 |
| | Median Income | 63300 | 72300 | 81350 | 90400 | 97650 | 104850 | 112100 | 119350 |
| | Moderate Income | 75950 | 86800 | 97650 | 108500 | 117200 | 125850 | 134550 | 143200 |

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|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Merced County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Modoc County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Mono County Area Median Income: \$105,900 | Acutely Low | 11150 | 12700 | 14300 | 15900 | 17150 | 18450 | 19700 | 21000 |
| | Extremely Low | 19650 | 22450 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 32700 | 37400 | 42050 | 46750 | 50450 | 54200 | 57950 | 61700 |
| | Low Income | 52350 | 59800 | 67300 | 74800 | 80750 | 86750 | 92750 | 98750 |
| | Median Income | 74150 | 84700 | 95300 | 105900 | 114350 | 122850 | 131300 | 139800 |
| | Moderate Income | 88950 | 101700 | 114400 | 127100 | 137250 | 147450 | 157600 | 167750 |

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|---|----------------------|-------|-------|--------|---------------|--------|--------|--------|--------|
| Monterey County Area Median Income: \$103,200 | Acutely Low | 10850 | 12400 | 13950 | 15500 | 16750 | 18000 | 19200 | 20450 |
| | Extremely Low | 27800 | 31800 | 35750 | 39700 | 42900 | 46100 | 49250 | 52720 |
| | Very Low Income | 46350 | 53000 | 59600 | 66200 | 71500 | 76800 | 82100 | 87400 |
| | Low Income | 74150 | 84800 | 95400 | 105950 | 114450 | 122950 | 131400 | 139900 |
| | Median Income | 72250 | 82550 | 92900 | 103200 | 111450 | 119700 | 127950 | 136200 |
| | Moderate Income | 86700 | 99100 | 111450 | 123850 | 133750 | 143650 | 153550 | 163500 |

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|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Napa County Area Median Income: \$129,600 | Acutely Low | 13600 | 15550 | 17500 | 19450 | 21000 | 22550 | 24100 | 25650 |
| | Extremely Low | 30850 | 35250 | 39650 | 44050 | 47600 | 51100 | 54650 | 58150 |
| | Very Low Income | 51400 | 58700 | 66100 | 73400 | 79300 | 85150 | 91050 | 96900 |
| | Low Income | 82150 | 93900 | 105650 | 117350 | 126750 | 136150 | 145550 | 154900 |
| | Median Income | 90700 | 103700 | 116650 | 129600 | 139950 | 150350 | 160700 | 171050 |
| | Moderate Income | 108850 | 124400 | 139950 | 155500 | 167950 | 180400 | 192800 | 205250 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Nevada County Area Median Income: \$112,500 | Acutely Low | 11850 | 13500 | 15200 | 16900 | 18250 | 19600 | 20950 | 22300 |
| | Extremely Low | 21900 | 25000 | 28150 | 31250 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 36500 | 41700 | 46900 | 52100 | 56300 | 60450 | 64650 | 68800 |
| | Low Income | 58350 | 66700 | 75050 | 83350 | 90050 | 96700 | 103400 | 110050 |
| | Median Income | 78750 | 90000 | 101250 | 112500 | 121500 | 130500 | 139500 | 148500 |
| | Moderate Income | 94500 | 108000 | 121500 | 135000 | 145800 | 156600 | 167400 | 178200 |

| | | | | | | | | | |
|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Orange County Area Median Income: \$129,000 | Acutely Low | 13550 | 15500 | 17400 | 19350 | 20900 | 22450 | 24000 | 25550 |
| | Extremely Low | 33150 | 37900 | 42650 | 47350 | 51150 | 54950 | 58750 | 62550 |
| | Very Low Income | 55250 | 63100 | 71050 | 78900 | 85250 | 91550 | 97850 | 104150 |
| | Low Income | 88400 | 101000 | 113650 | 126250 | 136350 | 146450 | 156550 | 166650 |
| | Median Income | 90300 | 103200 | 116100 | 129000 | 139300 | 149650 | 159950 | 170300 |
| | Moderate Income | 108350 | 123850 | 139300 | 154800 | 167200 | 179550 | 191950 | 204350 |

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|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Placer County Area Median Income: \$113,900 | Acutely Low | 11950 | 13700 | 15400 | 17100 | 18450 | 19850 | 21200 | 22550 |
| | Extremely Low | 24750 | 28300 | 31850 | 35350 | 38200 | 41960 | 47340 | 52720 |
| | Very Low Income | 41300 | 47150 | 53050 | 58950 | 63650 | 68400 | 73100 | 77850 |
| | Low Income | 66050 | 75450 | 84900 | 94300 | 101850 | 109400 | 116950 | 124500 |
| | Median Income | 79750 | 91100 | 102500 | 113900 | 123000 | 132100 | 141250 | 150350 |
| | Moderate Income | 95700 | 109350 | 123050 | 136700 | 147650 | 158550 | 169500 | 180450 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Plumas County Area Median Income: \$92,400 | Acutely Low | 9700 | 11100 | 12450 | 13850 | 14950 | 16050 | 17150 | 18300 |
| | Extremely Low | 19400 | 22150 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 32250 | 36850 | 41450 | 46050 | 49750 | 53450 | 57150 | 60800 |
| | Low Income | 51600 | 59000 | 66350 | 73700 | 79600 | 85500 | 91400 | 97300 |
| | Median Income | 64700 | 73900 | 83150 | 92400 | 99800 | 107200 | 114600 | 121950 |
| | Moderate Income | 77650 | 88700 | 99800 | 110900 | 119750 | 128650 | 137500 | 146400 |

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|---|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Riverside County Area Median Income: \$97,500 | Acutely Low | 10250 | 11700 | 13200 | 14650 | 15800 | 17000 | 18150 | 19350 |
| | Extremely Low | 21550 | 24600 | 27700 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 35900 | 41000 | 46100 | 51250 | 55350 | 59450 | 63550 | 67650 |
| | Low Income | 57400 | 65600 | 73800 | 82000 | 88600 | 95150 | 101650 | 108250 |
| | Median Income | 68250 | 78000 | 87750 | 97500 | 105300 | 113100 | 120900 | 128700 |
| | Moderate Income | 81900 | 93600 | 105300 | 117000 | 126350 | 135700 | 145100 | 154450 |

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|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Sacramento County Area Median Income: \$113,900 | Acutely Low | 11950 | 13700 | 15400 | 17100 | 18450 | 19850 | 21200 | 22550 |
| | Extremely Low | 24750 | 28300 | 31850 | 35350 | 38200 | 41960 | 47340 | 52720 |
| | Very Low Income | 41300 | 47150 | 53050 | 58950 | 63650 | 68400 | 73100 | 77850 |
| | Low Income | 66050 | 75450 | 84900 | 94300 | 101850 | 109400 | 116950 | 124500 |
| | Median Income | 79750 | 91100 | 102500 | 113900 | 123000 | 132100 | 141250 | 150350 |
| | Moderate Income | 95700 | 109350 | 123050 | 136700 | 147650 | 158550 | 169500 | 180450 |

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|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Benito County Area Median Income: \$140,200 | Acutely Low | 14750 | 16850 | 18950 | 21050 | 22750 | 24400 | 26100 | 27800 |
| | Extremely Low | 25700 | 29400 | 33050 | 36700 | 39650 | 42600 | 47340 | 52720 |
| | Very Low Income | 42850 | 49000 | 55100 | 61200 | 66100 | 71000 | 75900 | 80800 |
| | Low Income | 68550 | 78350 | 88150 | 97950 | 105800 | 113600 | 121450 | 129300 |
| | Median Income | 98150 | 112150 | 126200 | 140200 | 151400 | 162650 | 173850 | 185050 |
| | Moderate Income | 117750 | 134600 | 151450 | 168250 | 181700 | 195150 | 208650 | 222100 |

| Number of Persons in Household: | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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|--|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| San Bernardino County Area Median Income: \$97,500 | Acutely Low | 10250 | 11700 | 13200 | 14650 | 15800 | 17000 | 18150 | 19350 |
| | Extremely Low | 21550 | 24600 | 27700 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 35900 | 41000 | 46100 | 51250 | 55350 | 59450 | 63550 | 67650 |
| | Low Income | 57400 | 65600 | 73800 | 82000 | 88600 | 95150 | 101650 | 108250 |
| | Median Income | 68250 | 78000 | 87750 | 97500 | 105300 | 113100 | 120900 | 128700 |
| | Moderate Income | 81900 | 93600 | 105300 | 117000 | 126350 | 135700 | 145100 | 154450 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Diego County Area Median Income: \$119,500 | Acutely Low | 12550 | 14350 | 16150 | 17950 | 19400 | 20800 | 22250 | 23700 |
| | Extremely Low | 31850 | 36400 | 40950 | 45450 | 49100 | 52750 | 56400 | 60000 |
| | Very Low Income | 53050 | 60600 | 68200 | 75750 | 81850 | 87900 | 93950 | 100000 |
| | Low Income | 84900 | 97000 | 109150 | 121250 | 130950 | 140650 | 150350 | 160050 |
| | Median Income | 83650 | 95600 | 107550 | 119500 | 129050 | 138600 | 148200 | 157750 |
| | Moderate Income | 100400 | 114700 | 129050 | 143400 | 154850 | 166350 | 177800 | 189300 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Francisco County Area Median Income: \$186,600 | Acutely Low | 19600 | 22400 | 25200 | 28000 | 30250 | 32500 | 34700 | 36950 |
| | Extremely Low | 41150 | 47000 | 52900 | 58750 | 63450 | 68150 | 72850 | 77550 |
| | Very Low Income | 68550 | 78350 | 88150 | 97900 | 105750 | 113600 | 121400 | 129250 |
| | Low Income | 109700 | 125350 | 141000 | 156650 | 169200 | 181750 | 194250 | 206800 |
| | Median Income | 130600 | 149300 | 167950 | 186600 | 201550 | 216450 | 231400 | 246300 |
| | Moderate Income | 156750 | 179100 | 201500 | 223900 | 241800 | 259700 | 277650 | 295550 |

| | | | | | | | | | |
|--|----------------------|-------|-------|--------|---------------|--------|--------|--------|--------|
| San Joaquin County Area Median Income: \$103,800 | Acutely Low | 10900 | 12450 | 14000 | 15550 | 16800 | 18050 | 19300 | 20550 |
| | Extremely Low | 20250 | 23150 | 26050 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 33750 | 38600 | 43400 | 48200 | 52100 | 55950 | 59800 | 63650 |
| | Low Income | 54000 | 61700 | 69400 | 77100 | 83300 | 89450 | 95600 | 101800 |
| | Median Income | 72650 | 83050 | 93400 | 103800 | 112100 | 120400 | 128700 | 137000 |
| | Moderate Income | 87200 | 99650 | 112100 | 124550 | 134500 | 144500 | 154450 | 164400 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Luis Obispo County Area Median Income: \$125,600 | Acutely Low | 13200 | 15100 | 16950 | 18850 | 20350 | 21850 | 23350 | 24900 |
| | Extremely Low | 26750 | 30600 | 34400 | 38200 | 41300 | 44350 | 47400 | 52720 |
| | Very Low Income | 44600 | 50950 | 57300 | 63650 | 68750 | 73850 | 78950 | 84050 |
| | Low Income | 71350 | 81550 | 91700 | 101900 | 110100 | 118250 | 126350 | 134500 |
| | Median Income | 87900 | 100500 | 113050 | 125600 | 135650 | 145700 | 155750 | 165800 |
| | Moderate Income | 105500 | 120550 | 135650 | 150700 | 162750 | 174800 | 186850 | 198900 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| San Mateo County Area Median Income: \$186,600 | Acutely Low | 19600 | 22400 | 25200 | 28000 | 30250 | 32500 | 34700 | 36950 |
| | Extremely Low | 41150 | 47000 | 52900 | 58750 | 63450 | 68150 | 72850 | 77550 |
| | Very Low Income | 68550 | 78350 | 88150 | 97900 | 105750 | 113600 | 121400 | 129250 |
| | Low Income | 109700 | 125350 | 141000 | 156650 | 169200 | 181750 | 194250 | 206800 |
| | Median Income | 130600 | 149300 | 167950 | 186600 | 201550 | 216450 | 231400 | 246300 |
| | Moderate Income | 156750 | 179100 | 201500 | 223900 | 241800 | 259700 | 277650 | 295550 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Santa Barbara County Area Median Income: \$119,100 | Acutely Low | 12500 | 14300 | 16050 | 17850 | 19300 | 20700 | 22150 | 23550 |
| | Extremely Low | 34200 | 39050 | 43950 | 48800 | 52750 | 56650 | 60550 | 64450 |
| | Very Low Income | 56950 | 65050 | 73200 | 81300 | 87850 | 94350 | 100850 | 107350 |
| | Low Income | 91200 | 104250 | 117300 | 130350 | 140800 | 151250 | 161600 | 172050 |
| | Median Income | 83350 | 95300 | 107200 | 119100 | 128650 | 138150 | 147700 | 157200 |
| | Moderate Income | 100050 | 114300 | 128600 | 142900 | 154350 | 165750 | 177200 | 188650 |

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

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Santa Clara County Area Median Income: \$184,300 | Acutely Low | 19350 | 22100 | 24900 | 27650 | 29850 | 32050 | 34300 | 36500 |
| | Extremely Low | 38750 | 44250 | 49800 | 55300 | 59750 | 64150 | 68600 | 73000 |
| | Very Low Income | 64550 | 73750 | 82950 | 92150 | 99550 | 106900 | 114300 | 121650 |
| | Low Income | 102300 | 116900 | 131500 | 146100 | 157800 | 169500 | 181200 | 192900 |
| | Median Income | 129000 | 147450 | 165850 | 184300 | 199050 | 213800 | 228550 | 243300 |
| | Moderate Income | 154800 | 176900 | 199050 | 221150 | 238850 | 256550 | 274250 | 291900 |

| | | | | | | | | | |
|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Santa Cruz County Area Median Income: \$132,800 | Acutely Low | 13950 | 15900 | 17900 | 19900 | 21500 | 23100 | 24700 | 26250 |
| | Extremely Low | 38050 | 43500 | 48950 | 54350 | 58700 | 63050 | 67400 | 71750 |
| | Very Low Income | 63400 | 72450 | 81500 | 90550 | 97800 | 105050 | 112300 | 119550 |
| | Low Income | 101750 | 116250 | 130750 | 145300 | 156950 | 168550 | 180200 | 191800 |
| | Median Income | 92950 | 106250 | 119500 | 132800 | 143400 | 154050 | 164650 | 175300 |
| | Moderate Income | 111550 | 127500 | 143400 | 159350 | 172100 | 184850 | 197600 | 210350 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Shasta County Area Median Income: \$89,800 | Acutely Low | 9400 | 10750 | 12100 | 13450 | 14550 | 15600 | 16700 | 17750 |
| | Extremely Low | 18750 | 21400 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 31200 | 35650 | 40100 | 44550 | 48150 | 51700 | 55250 | 58850 |
| | Low Income | 49950 | 57050 | 64200 | 71300 | 77050 | 82750 | 88450 | 94150 |
| | Median Income | 62850 | 71850 | 80800 | 89800 | 97000 | 104150 | 111350 | 118550 |
| | Moderate Income | 75450 | 86200 | 97000 | 107750 | 116350 | 125000 | 133600 | 142250 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Sierra County Area Median Income: \$90,000 | Acutely Low | 9450 | 10800 | 12150 | 13500 | 14600 | 15650 | 16750 | 17800 |
| | Extremely Low | 18900 | 21600 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 31500 | 36000 | 40500 | 45000 | 48600 | 52200 | 55800 | 59400 |
| | Low Income | 50400 | 57600 | 64800 | 72000 | 77800 | 83550 | 89300 | 95050 |
| | Median Income | 63000 | 72000 | 81000 | 90000 | 97200 | 104400 | 111600 | 118800 |
| | Moderate Income | 75600 | 86400 | 97200 | 108000 | 116650 | 125300 | 133900 | 142550 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Siskiyou County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Solano County Area Median Income: \$113,200 | Acutely Low | 11900 | 13600 | 15300 | 17000 | 18350 | 19700 | 21100 | 22450 |
| | Extremely Low | 26450 | 30200 | 34000 | 37750 | 40800 | 43800 | 47340 | 52720 |
| | Very Low Income | 44050 | 50350 | 56650 | 62900 | 67950 | 73000 | 78000 | 83050 |
| | Low Income | 70450 | 80500 | 90550 | 100650 | 108700 | 116750 | 124850 | 132850 |
| | Median Income | 79250 | 90550 | 101900 | 113200 | 122250 | 131300 | 140350 | 149400 |
| | Moderate Income | 95100 | 108700 | 122250 | 135850 | 146700 | 157600 | 168450 | 179300 |

| | | | | | | | | | |
|---|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Sonoma County Area Median Income: \$128,400 | Acutely Low | 13500 | 15400 | 17350 | 19250 | 20800 | 22350 | 23850 | 25400 |
| | Extremely Low | 29050 | 33200 | 37350 | 41500 | 44850 | 48150 | 51500 | 54800 |
| | Very Low Income | 48450 | 55350 | 62250 | 69150 | 74700 | 80250 | 85750 | 91300 |
| | Low Income | 77500 | 88600 | 99650 | 110700 | 119600 | 128450 | 137300 | 146150 |
| | Median Income | 89900 | 102700 | 115550 | 128400 | 138650 | 148950 | 159200 | 169500 |
| | Moderate Income | 107850 | 123300 | 138700 | 154100 | 166450 | 178750 | 191100 | 203400 |

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

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|--|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Stanislaus County Area Median Income: \$92,600 | Acutely Low | 9750 | 11100 | 12500 | 13900 | 15000 | 16100 | 17250 | 18350 |
| | Extremely Low | 19150 | 21900 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 31900 | 36450 | 41000 | 45550 | 49200 | 52850 | 56500 | 60150 |
| | Low Income | 51050 | 58350 | 65650 | 72900 | 78750 | 84600 | 90400 | 96250 |
| | Median Income | 64800 | 74100 | 83350 | 92600 | 100000 | 107400 | 114800 | 122250 |
| | Moderate Income | 77750 | 88900 | 100000 | 111100 | 120000 | 128900 | 137750 | 146650 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Sutter County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Tehama County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|---|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Trinity County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Tulare County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

| | | | | | | | | | |
|--|----------------------|-------|-------|--------|--------------|--------|--------|--------|--------|
| Tuolumne County Area Median Income: \$97,700 | Acutely Low | 10250 | 11700 | 13200 | 14650 | 15800 | 17000 | 18150 | 19350 |
| | Extremely Low | 20350 | 23250 | 26150 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 33900 | 38750 | 43600 | 48450 | 52350 | 56200 | 60100 | 63950 |
| | Low Income | 54250 | 62000 | 69750 | 77450 | 83650 | 89850 | 96050 | 102250 |
| | Median Income | 68400 | 78150 | 87950 | 97700 | 105500 | 113350 | 121150 | 128950 |
| | Moderate Income | 82100 | 93800 | 105550 | 117250 | 126650 | 136000 | 145400 | 154750 |

| | | | | | | | | | |
|--|----------------------|--------|--------|--------|---------------|--------|--------|--------|--------|
| Ventura County Area Median Income: \$125,600 | Acutely Low | 13200 | 15100 | 16950 | 18850 | 20350 | 21850 | 23350 | 24900 |
| | Extremely Low | 29550 | 33800 | 38000 | 42200 | 45600 | 49000 | 52350 | 55750 |
| | Very Low Income | 49250 | 56300 | 63350 | 70350 | 76000 | 81650 | 87250 | 92900 |
| | Low Income | 78800 | 90050 | 101300 | 112550 | 121600 | 130600 | 139600 | 148600 |
| | Median Income | 87900 | 100500 | 113050 | 125600 | 135650 | 145700 | 155750 | 165800 |
| | Moderate Income | 105500 | 120550 | 135650 | 150700 | 162750 | 174800 | 186850 | 198900 |

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

| | | | | | | | | | |
|---|----------------------|-------|--------|--------|---------------|--------|--------|--------|--------|
| Yolo County Area Median Income: \$117,000 | Acutely Low | 12300 | 14050 | 15800 | 17550 | 18950 | 20350 | 21750 | 23150 |
| | Extremely Low | 24250 | 27700 | 31150 | 34600 | 37400 | 41960 | 47340 | 52720 |
| | Very Low Income | 40400 | 46150 | 51900 | 57650 | 62300 | 66900 | 71500 | 76100 |
| | Low Income | 64600 | 73800 | 83050 | 92250 | 99650 | 107050 | 114400 | 121800 |
| | Median Income | 81900 | 93600 | 105300 | 117000 | 126350 | 135700 | 145100 | 154450 |
| | Moderate Income | 98300 | 112300 | 126350 | 140400 | 151650 | 162850 | 174100 | 185350 |

| | | | | | | | | | |
|--|----------------------|-------|-------|-------|--------------|--------|--------|--------|--------|
| Yuba County Area Median Income: \$87,900 | Acutely Low | 9250 | 10550 | 11900 | 13200 | 14250 | 15300 | 16350 | 17400 |
| | Extremely Low | 18450 | 21100 | 25820 | 31200 | 36580 | 41960 | 47340 | 52720 |
| | Very Low Income | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| | Low Income | 49250 | 56250 | 63300 | 70300 | 75950 | 81550 | 87200 | 92800 |
| | Median Income | 61550 | 70300 | 79100 | 87900 | 94950 | 101950 | 109000 | 116050 |
| | Moderate Income | 73850 | 84400 | 94950 | 105500 | 113950 | 122400 | 130800 | 139250 |

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 persons | =9 persons |
|----------------------|------------------|------------------|--------------------|-------------------|
| Acutely Low Income | 13,200 | 1056 | 17,400 | 18,450 |
| Extremely Low Income | 31,200 | 2496 | 52,720 | 55,200 |
| Very Low Income | 43,950 | 3516 | 58,050 | 61,550 |
| Lower Income | 70,300 | 5624 | 92,800 | 98,400 |
| Moderate Income | 105,500 | 8440 | 139,250 | 147,700 |

Ten Person Calculation - Example County

| 4 persons | 8 person + | 8% Adj x 2 | =10 persons |
|------------------|-------------------|-------------------|--------------------|
| 13,200 | 17,400 | 2112 | 19,500 |
| 31,200 | 52,720 | 4992 | 57,700 |
| 43,950 | 58,050 | 7032 | 65,100 |
| 70,300 | 92,800 | 11248 | 104,050 |
| 105,500 | 139,250 | 16880 | 156,150 |

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: 4/1/2024

HUD FY 2024 California median incomes:

State median income: \$111,300

Metropolitan county median income: \$111,900

Non-metropolitan county median income: \$87,900

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50063.5, 50079.5, 50093, 50105 and 50106, Health and Safety Code.