

Effective:
March 28, 2016

CalHFA 2016 Maximum Income & Rent Limits

For Projects Placed in Service on or before 12/31/2008 - Pre 1986 Projects

Including HERA Special Limits

County Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents										
									0 BR	1 BR	2 BR	3 BR	4 BR						
ALAMEDA																			
80%	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200	\$99,200	\$1,316	\$1,503	\$1,878	\$2,180	\$2,480						
50%	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350	\$853	\$975	\$1,218	\$1,413	\$1,608						
ALPINE																			
80%	\$46,100	\$52,650	\$59,250	\$65,800	\$71,100	\$76,350	\$81,600	\$86,900	\$1,152	\$1,316	\$1,645	\$1,908	\$2,172						
50%	\$30,250	\$34,600	\$38,900	\$43,200	\$46,700	\$50,150	\$53,600	\$57,050	\$756	\$865	\$1,080	\$1,253	\$1,426						
AMADOR																			
80%	\$40,500	\$46,300	\$52,100	\$57,850	\$62,500	\$67,150	\$71,750	\$76,400	\$1,012	\$1,157	\$1,446	\$1,678	\$1,910						
50%	\$25,350	\$28,950	\$32,550	\$36,150	\$39,050	\$41,950	\$44,850	\$47,750	\$633	\$723	\$903	\$1,048	\$1,193						
BUTTE																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
CALAVERAS																			
80%	\$39,350	\$44,950	\$50,550	\$56,150	\$60,650	\$65,150	\$69,650	\$74,150	\$983	\$1,123	\$1,403	\$1,628	\$1,853						
50%	\$24,600	\$28,100	\$31,600	\$35,100	\$37,950	\$40,750	\$43,550	\$46,350	\$615	\$702	\$877	\$1,018	\$1,158						
COLUSA																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
CONTRA COSTA																			
80%	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200	\$99,200	\$1,316	\$1,503	\$1,878	\$2,180	\$2,480						
50%	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350	\$853	\$975	\$1,218	\$1,413	\$1,608						
DEL NORTE																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
EL DORADO																			
80%	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400	\$1,066	\$1,218	\$1,522	\$1,766	\$2,010						
50%	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250	\$666	\$761	\$951	\$1,103	\$1,256						
FRESNO																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
GLENN																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						

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Including HERA Special Limits

County Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents										
									0 BR	1 BR	2 BR	3 BR	4 BR						
HUMBOLDT																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
IMPERIAL																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
INYO																			
80%	\$40,350	\$46,100	\$51,850	\$57,600	\$62,250	\$66,850	\$71,450	\$76,050	\$1,008	\$1,152	\$1,440	\$1,671	\$1,901						
50%	\$25,200	\$28,800	\$32,400	\$36,000	\$38,900	\$41,800	\$44,650	\$47,550	\$630	\$720	\$900	\$1,045	\$1,188						
KERN																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
KINGS																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
LAKE																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
LASSEN																			
80%	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300	\$971	\$1,110	\$1,387	\$1,610	\$1,832						
50%	\$24,300	\$27,800	\$31,250	\$34,700	\$37,500	\$40,300	\$43,050	\$45,850	\$607	\$695	\$867	\$1,007	\$1,146						
LOS ANGELES																			
80%	\$48,650	\$55,600	\$62,550	\$69,450	\$75,050	\$80,600	\$86,150	\$91,700	\$1,216	\$1,390	\$1,736	\$2,015	\$2,292						
50%	\$30,400	\$34,750	\$39,100	\$43,400	\$46,900	\$50,350	\$53,850	\$57,300	\$760	\$868	\$1,085	\$1,258	\$1,432						
MADERA																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
MARIN - HERA Special																			
80%	\$68,950	\$78,800	\$88,650	\$98,500	\$106,400	\$114,300	\$122,150	\$130,050	\$1,723	\$1,970	\$2,462	\$2,857	\$3,251						
50%	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800	\$74,950	\$80,150	\$85,300	\$1,131	\$1,292	\$1,615	\$1,873	\$2,132						
MARIPOSA																			
80%	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500	\$895	\$1,022	\$1,277	\$1,482	\$1,687						
50%	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200	\$560	\$640	\$798	\$927	\$1,055						

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									0 BR	1 BR	2 BR	3 BR	4 BR						
MENDOCINO																			
80%	\$34,100	\$39,000	\$43,850	\$48,700	\$52,600	\$56,500	\$60,400	\$64,300	\$852	\$975	\$1,217	\$1,412	\$1,607						
50%	\$21,350	\$24,400	\$27,450	\$30,450	\$32,900	\$35,350	\$37,800	\$40,200	\$533	\$610	\$761	\$883	\$1,005						
MERCED																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
MODOC																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
MONO																			
80%	\$44,750	\$51,150	\$57,550	\$63,900	\$69,050	\$74,150	\$79,250	\$84,350	\$1,118	\$1,278	\$1,597	\$1,853	\$2,108						
50%	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600	\$711	\$812	\$1,015	\$1,177	\$1,340						
MONTEREY																			
80%	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400	\$1,066	\$1,218	\$1,522	\$1,766	\$2,010						
50%	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250	\$666	\$761	\$951	\$1,103	\$1,256						
NAPA																			
80%	\$48,950	\$55,950	\$62,950	\$69,900	\$75,500	\$81,100	\$86,700	\$92,300	\$1,223	\$1,398	\$1,747	\$2,027	\$2,307						
50%	\$30,600	\$35,000	\$39,350	\$43,700	\$47,200	\$50,700	\$54,200	\$57,700	\$765	\$875	\$1,092	\$1,267	\$1,442						
NEVADA - HERA Special																			
80%	\$42,950	\$49,050	\$55,200	\$61,300	\$66,250	\$71,150	\$76,050	\$80,950	\$1,073	\$1,226	\$1,532	\$1,778	\$2,023						
50%	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650	\$671	\$767	\$958	\$1,112	\$1,266						
ORANGE																			
80%	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,750	\$103,000	\$1,365	\$1,560	\$1,950	\$2,262	\$2,575						
50%	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350	\$853	\$975	\$1,218	\$1,413	\$1,608						
PLACER																			
80%	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400	\$1,066	\$1,218	\$1,522	\$1,766	\$2,010						
50%	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250	\$666	\$761	\$951	\$1,103	\$1,256						
PLUMAS																			
80%	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500	\$868	\$992	\$1,240	\$1,438	\$1,637						
50%	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$38,450	\$40,950	\$542	\$620	\$775	\$900	\$1,023						
RIVERSIDE																			
80%	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800	\$938	\$1,072	\$1,340	\$1,555	\$1,770						
50%	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250	\$586	\$670	\$837	\$972	\$1,106						

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County Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents										
									0 BR	1 BR	2 BR	3 BR	4 BR						
SACRAMENTO																			
80%	\$42,650	\$48,750	\$54,850	\$60,900	\$65,800	\$70,650	\$75,550	\$80,400	\$1,066	\$1,218	\$1,522	\$1,766	\$2,010						
50%	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250	\$666	\$761	\$951	\$1,103	\$1,256						
SAN BENITO																			
80%	\$45,100	\$51,550	\$58,000	\$64,400	\$69,600	\$74,750	\$79,900	\$85,050	\$1,127	\$1,288	\$1,610	\$1,868	\$2,126						
50%	\$28,400	\$32,450	\$36,500	\$40,550	\$43,800	\$47,050	\$50,300	\$53,550	\$710	\$811	\$1,013	\$1,176	\$1,338						
SAN BERNARDINO																			
80%	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800	\$938	\$1,072	\$1,340	\$1,555	\$1,770						
50%	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250	\$586	\$670	\$837	\$972	\$1,106						
SAN DIEGO																			
80%	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800	\$1,190	\$1,360	\$1,700	\$1,972	\$2,245						
50%	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100	\$743	\$850	\$1,062	\$1,232	\$1,402						
SAN FRANCISCO - HERA Special																			
80%	\$68,950	\$78,800	\$88,650	\$98,500	\$106,400	\$114,300	\$122,150	\$130,050	\$1,723	\$1,970	\$2,462	\$2,857	\$3,251						
50%	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800	\$74,950	\$80,150	\$85,300	\$1,131	\$1,292	\$1,615	\$1,873	\$2,132						
SAN JOAQUIN																			
80%	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050	\$928	\$1,061	\$1,326	\$1,538	\$1,751						
50%	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800	\$581	\$663	\$828	\$962	\$1,095						
SAN LUIS OBISPO																			
80%	\$43,200	\$49,400	\$55,550	\$61,700	\$66,650	\$71,600	\$76,550	\$81,450	\$1,080	\$1,235	\$1,542	\$1,790	\$2,036						
50%	\$27,000	\$30,850	\$34,700	\$38,550	\$41,650	\$44,750	\$47,850	\$50,900	\$675	\$771	\$963	\$1,118	\$1,272						
SAN MATEO - HERA Special																			
80%	\$68,950	\$78,800	\$88,650	\$98,500	\$106,400	\$114,300	\$122,150	\$130,050	\$1,723	\$1,970	\$2,462	\$2,857	\$3,251						
50%	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800	\$74,950	\$80,150	\$85,300	\$1,131	\$1,292	\$1,615	\$1,873	\$2,132						
SANTA BARBARA																			
80%	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150	\$83,550	\$88,950	\$1,178	\$1,347	\$1,683	\$1,953	\$2,223						
50%	\$29,500	\$33,700	\$37,900	\$42,100	\$45,500	\$48,850	\$52,250	\$55,600	\$737	\$842	\$1,052	\$1,221	\$1,390						
SANTA CLARA - HERA Special																			
80%	\$59,400	\$67,900	\$76,400	\$84,900	\$91,650	\$98,450	\$105,250	\$112,050	\$1,485	\$1,697	\$2,122	\$2,461	\$2,801						
50%	\$40,700	\$46,500	\$52,300	\$58,100	\$62,750	\$67,400	\$72,050	\$76,700	\$1,017	\$1,162	\$1,452	\$1,685	\$1,917						
SANTA CRUZ																			
80%	\$56,500	\$64,550	\$72,600	\$80,650	\$87,150	\$93,600	\$100,050	\$106,500	\$1,412	\$1,613	\$2,016	\$2,340	\$2,662						
50%	\$35,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550	\$882	\$1,008	\$1,260	\$1,462	\$1,663						

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									0 BR	1 BR	2 BR	3 BR	4 BR						
SHASTA																			
80%	\$33,050	\$37,800	\$42,500	\$47,200	\$51,000	\$54,800	\$58,550	\$62,350	\$826	\$945	\$1,180	\$1,370	\$1,558						
50%	\$20,650	\$23,600	\$26,550	\$29,500	\$31,900	\$34,250	\$36,600	\$38,950	\$516	\$590	\$737	\$856	\$973						
SIERRA																			
80%	\$39,400	\$45,000	\$50,650	\$56,250	\$60,750	\$65,250	\$69,750	\$74,250	\$985	\$1,125	\$1,406	\$1,631	\$1,856						
50%	\$24,650	\$28,150	\$31,650	\$35,150	\$38,000	\$40,800	\$43,600	\$46,400	\$616	\$703	\$878	\$1,020	\$1,160						
SISKIYOU																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
SOLANO - HERA Special																			
80%	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800	\$1,137	\$1,300	\$1,625	\$1,885	\$2,145						
50%	\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350	\$733	\$838	\$1,047	\$1,216	\$1,383						
SONOMA - HERA Special																			
80%	\$46,150	\$52,750	\$59,350	\$65,900	\$71,200	\$76,450	\$81,750	\$87,000	\$1,153	\$1,318	\$1,647	\$1,911	\$2,175						
50%	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250	\$54,550	\$723	\$826	\$1,032	\$1,198	\$1,363						
STANISLAUS																			
80%	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500	\$868	\$992	\$1,240	\$1,438	\$1,637						
50%	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000	\$38,450	\$40,950	\$542	\$620	\$775	\$900	\$1,023						
SUTTER																			
80%	\$33,250	\$38,000	\$42,750	\$47,500	\$51,300	\$55,100	\$58,900	\$62,700	\$831	\$950	\$1,187	\$1,377	\$1,567						
50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250	\$520	\$595	\$742	\$862	\$981						
TEHAMA																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
TRINITY																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
TULARE																			
80%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200	\$825	\$942	\$1,177	\$1,366	\$1,555						
50%	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900	\$516	\$590	\$736	\$855	\$972						
TUOLUMNE																			
80%	\$37,200	\$42,500	\$47,800	\$53,100	\$57,350	\$61,600	\$65,850	\$70,100	\$930	\$1,062	\$1,327	\$1,540	\$1,752						
50%	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850	\$581	\$665	\$830	\$963	\$1,096						

Effective:
March 28, 2016

CalHFA 2016 Maximum Income & Rent Limits

For Projects Placed in Service on or before 12/31/2008 - Pre 1986 Projects

Including HERA Special Limits

County Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents						
									0 BR	1 BR	2 BR	3 BR	4 BR		
VENTURA															
80%	\$52,300	\$59,800	\$67,250	\$74,700	\$80,700	\$86,700	\$92,650	\$98,650	\$1,307	\$1,495	\$1,867	\$2,167	\$2,466		
50%	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650	\$817	\$935	\$1,167	\$1,355	\$1,541		
YOLO															
80%	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200	\$1,076	\$1,230	\$1,537	\$1,783	\$2,030		
50%	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650	\$47,700	\$50,800	\$673	\$770	\$961	\$1,116	\$1,270		
YUBA															
80%	\$33,250	\$38,000	\$42,750	\$47,500	\$51,300	\$55,100	\$58,900	\$62,700	\$831	\$950	\$1,187	\$1,377	\$1,567		
50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250	\$520	\$595	\$742	\$862	\$981		