

Effective:  
April 1, 2021

## CalHFA 2021 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
<b>ALAMEDA</b>													
80%	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700	\$1,918	\$2,055	\$2,466	\$2,850	\$3,178
50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450	\$1,198	\$1,284	\$1,541	\$1,781	\$1,987
<b>ALPINE</b>													
50%	\$30,250	\$36,400	\$38,900	\$43,200	\$46,700	\$50,150	\$53,600	\$57,050	\$756	\$833	\$972	\$1,123	\$1,253
<b>AMADOR</b>													
50%	\$27,550	\$31,500	\$35,450	\$39,350	\$42,500	\$45,650	\$48,800	\$51,950	\$688	\$738	\$886	\$1,023	\$1,141
<b>BUTTE</b>													
50%	\$24,750	\$28,300	\$31,850	\$35,350	\$38,200	\$41,050	\$43,850	\$46,700	\$618	\$663	\$796	\$919	\$1,026
<b>CALAVERAS</b>													
50%	\$28,600	\$32,700	\$36,800	\$40,850	\$44,150	\$47,400	\$50,700	\$53,950	\$715	\$766	\$920	\$1,062	\$1,185
<b>COLUSA</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>CONTRA COSTA</b>													
80%	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700	\$1,918	\$2,055	\$2,466	\$2,850	\$3,178
50%	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450	\$1,198	\$1,284	\$1,541	\$1,781	\$1,987
<b>DEL NORTE</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>EL DORADO</b>													
50%	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800	\$793	\$850	\$1,020	\$1,178	\$1,313
<b>FRESNO</b>													
80%	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800	\$978	\$1,048	\$1,258	\$1,453	\$1,621
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>GLENN</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,500	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,012

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									0 BR	1 BR	2 BR	3 BR	4 BR
<b>HUMBOLDT</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>IMPERIAL</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>INYO</b>													
50%	\$26,300	\$30,050	\$33,800	\$37,550	\$40,600	\$43,600	\$46,600	\$49,600	\$657	\$704	\$845	\$976	\$1,090
<b>KERN</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>KINGS</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>LAKE</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>LASSEN</b>													
50%	\$25,300	\$28,900	\$32,500	\$36,100	\$39,000	\$41,900	\$44,800	\$47,700	\$632	\$677	\$812	\$938	\$1,047
<b>LOS ANGELES</b>													
80%	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900	\$1,656	\$1,774	\$2,128	\$2,460	\$2,743
50%	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050	\$1,035	\$1,108	\$1,330	\$1,536	\$1,715
<b>MADERA</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>MARIN</b>													
80%	\$102,450	\$117,100	\$131,750	\$146,350	\$158,100	\$169,800	\$181,500	\$193,200	\$2,561	\$2,744	\$3,293	\$3,805	\$4,245
50%	\$63,950	\$73,100	\$82,250	\$91,350	\$98,700	\$106,000	\$113,300	\$120,600	\$1,598	\$1,713	\$2,056	\$2,375	\$2,650
<b>MARIPOSA</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013

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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
<b>MENDOCINO</b>													
50%	\$25,350	\$28,950	\$32,550	\$36,150	\$39,050	\$41,950	\$44,850	\$47,750	\$633	\$678	\$813	\$940	\$1,048
<b>MERCED</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>MODOC</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>MONO</b>													
50%	\$28,450	\$32,500	\$36,550	\$40,450	\$43,850	\$47,100	\$50,350	\$53,600	\$711	\$761	\$913	\$1,053	\$1,177
<b>MONTEREY</b>													
80%	\$56,950	\$65,100	\$73,250	\$81,350	\$87,900	\$94,400	\$100,900	\$107,400	\$1,423	\$1,525	\$1,831	\$2,115	\$2,360
50%	\$35,600	\$40,700	\$45,800	\$50,850	\$54,950	\$59,000	\$63,100	\$67,150	\$890	\$953	\$1,145	\$1,322	\$1,475
<b>NAPA</b>													
50%	\$39,800	\$45,500	\$51,200	\$56,850	\$61,400	\$65,950	\$70,500	\$75,050	\$995	\$1,066	\$1,280	\$1,478	\$1,648
<b>NEVADA</b>													
50%	\$32,550	\$37,200	\$41,850	\$46,500	\$50,250	\$53,950	\$57,700	\$61,400	\$813	\$871	\$1,046	\$1,209	\$1,348
<b>ORANGE</b>													
80%	\$75,300	\$86,050	\$96,800	\$107,550	\$116,200	\$124,800	\$133,400	\$142,000	\$1,882	\$2,016	\$2,420	\$2,796	\$3,120
50%	\$47,100	\$53,800	\$60,550	\$67,250	\$72,650	\$78,050	\$83,400	\$88,800	\$1,177	\$1,261	\$1,513	\$1,748	\$1,951
<b>PLACER</b>													
80%	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700	\$1,268	\$1,359	\$1,631	\$1,885	\$2,102
50%	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800	\$793	\$850	\$1,020	\$1,178	\$1,313
<b>PLUMAS</b>													
50%	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250	\$640	\$685	\$822	\$950	\$1,060
<b>RIVERSIDE</b>													
50%	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150	\$691	\$740	\$888	\$1,027	\$1,146

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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
<b>SACRAMENTO</b>													
80%	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700	\$1,268	\$1,359	\$1,631	\$1,885	\$2,102
50%	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800	\$793	\$850	\$1,020	\$1,178	\$1,313
<b>SAN BENITO</b>													
50%	\$35,700	\$40,800	\$45,900	\$51,000	\$55,100	\$59,200	\$63,250	\$67,350	\$892	\$956	\$1,147	\$1,326	\$1,480
<b>SAN BERNARDINO</b>													
80%	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833
50%	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150	\$691	\$740	\$888	\$1,027	\$1,146
<b>SAN DIEGO</b>													
50%	\$42,450	\$48,500	\$54,550	\$60,600	\$65,450	\$70,300	\$75,150	\$80,000	\$1,061	\$1,136	\$1,363	\$1,575	\$1,757
<b>SAN FRANCISCO</b>													
80%	\$102,450	\$117,100	\$131,750	\$146,350	\$158,100	\$169,800	\$181,500	\$193,200	\$2,561	\$2,744	\$3,293	\$3,805	\$4,245
50%	\$63,950	\$73,100	\$82,250	\$91,350	\$98,700	\$106,000	\$113,300	\$120,600	\$1,598	\$1,713	\$2,056	\$2,375	\$2,650
<b>SAN JOAQUIN</b>													
50%	\$26,250	\$30,000	\$33,750	\$37,500	\$40,500	\$43,500	\$46,500	\$49,500	\$656	\$703	\$843	\$975	\$1,087
<b>SAN LUIS OBISPO</b>													
50%	\$34,250	\$39,150	\$44,050	\$48,900	\$52,850	\$56,750	\$60,650	\$64,550	\$856	\$917	\$1,101	\$1,271	\$1,418
<b>SAN MATEO</b>													
80%	\$102,450	\$117,100	\$131,750	\$146,350	\$158,100	\$169,800	\$181,500	\$193,200	\$2,561	\$2,744	\$3,293	\$3,805	\$4,245
50%	\$63,950	\$73,100	\$82,250	\$91,350	\$98,700	\$106,000	\$113,300	\$120,600	\$1,598	\$1,713	\$2,056	\$2,375	\$2,650
<b>SANTA BARBARA</b>													
50%	\$43,750	\$50,000	\$56,250	\$62,450	\$67,450	\$72,450	\$77,450	\$82,450	\$1,093	\$1,171	\$1,406	\$1,623	\$1,811
<b>SANTA CLARA</b>													
80%	\$82,450	\$94,200	\$106,000	\$117,750	\$127,200	\$136,600	\$146,050	\$155,450	\$2,061	\$2,208	\$2,650	\$3,061	\$3,415
50%	\$58,000	\$66,300	\$74,600	\$82,850	\$89,500	\$96,150	\$102,750	\$109,400	\$1,450	\$1,553	\$1,865	\$2,154	\$2,403
<b>SANTA CRUZ</b>													
50%	\$48,650	\$55,600	\$62,550	\$69,500	\$75,100	\$80,650	\$86,200	\$91,750	\$1,216	\$1,303	\$1,563	\$1,807	\$2,016

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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
<b>SHASTA</b>													
50%	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200	\$44,050	\$46,900	\$621	\$665	\$798	\$923	\$1,030
<b>SIERRA</b>													
50%	\$29,600	\$33,800	\$38,050	\$42,250	\$45,650	\$49,050	\$52,400	\$55,800	\$740	\$792	\$951	\$1,098	\$1,226
<b>SISKIYOU</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>SOLANO</b>													
80%	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650	\$1,295	\$1,387	\$1,665	\$1,923	\$2,145
50%	\$35,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550	\$882	\$945	\$1,135	\$1,310	\$1,462
<b>SONOMA</b>													
80%	\$65,150	\$74,450	\$83,750	\$93,050	\$100,500	\$107,950	\$115,400	\$122,850	\$1,628	\$1,745	\$2,093	\$2,419	\$2,698
50%	\$40,750	\$46,550	\$52,350	\$58,150	\$62,850	\$67,500	\$72,150	\$76,800	\$1,018	\$1,091	\$1,308	\$1,512	\$1,687
<b>STANISLAUS</b>													
50%	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550	\$41,400	\$44,250	\$47,100	\$625	\$669	\$802	\$927	\$1,035
<b>SUTTER</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>TEHAMA</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>TRINITY</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>TULARE</b>													
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013
<b>TUOLUMNE</b>													
50%	\$26,050	\$29,800	\$33,500	\$37,200	\$40,200	\$43,200	\$46,150	\$49,150	\$651	\$698	\$837	\$967	\$1,080

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									0 BR	1 BR	2 BR	3 BR	4 BR
<b>VENTURA</b>													
50%	\$39,550	\$45,200	\$50,850	\$56,450	\$61,000	\$65,500	\$70,000	\$74,550	\$988	\$1,059	\$1,271	\$1,468	\$1,637
<b>YOLO</b>													
80%	\$51,800	\$59,200	\$66,600	\$74,000	\$79,950	\$85,850	\$91,800	\$97,700	\$1,295	\$1,387	\$1,665	\$1,924	\$2,146
50%	\$32,400	\$37,000	\$41,650	\$46,250	\$49,950	\$53,650	\$57,350	\$61,050	\$810	\$867	\$1,041	\$1,202	\$1,341
<b>YUBA</b>													
80%	\$39,150	\$44,750	\$50,350	\$55,900	\$60,400	\$64,850	\$69,350	\$73,800	\$978	\$1,048	\$1,258	\$1,453	\$1,621
50%	\$24,500	\$28,000	\$31,500	\$34,950	\$37,750	\$40,550	\$43,350	\$46,150	\$612	\$656	\$787	\$908	\$1,013