

CalHFA 2025 Maximum Income & Rent Limit

For Projects that Place in Service on or before 12/31/2008 - **Pre 1986**

Effective April 1, 2025

County	Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents				
										Efficiency	1 BR	2 BR	3 BR	4 BR
ALAMEDA	80%	\$89,520	\$102,320	\$115,120	\$127,840	\$138,080	\$148,320	\$158,560	\$168,800	\$2,238	\$2,398	\$2,878	\$3,324	\$3,708
	50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
ALPINE	50%	\$40,400	\$46,150	\$51,900	\$57,700	\$62,300	\$66,950	\$71,550	\$76,150	\$1,010	\$1,081	\$1,297	\$1,500	\$1,673
AMADOR	50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550	\$962	\$1,031	\$1,237	\$1,428	\$1,593
BUTTE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
CALAVERAS	50%	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000	\$888	\$951	\$1,142	\$1,320	\$1,472
COLUSA	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$840	\$900	\$1,080	\$1,248	\$1,392
CONTRA COSTA	80%	\$89,520	\$102,320	\$115,120	\$127,840	\$138,080	\$148,320	\$158,560	\$168,800	\$2,238	\$2,398	\$2,878	\$3,324	\$3,708
	50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
DEL NORTE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
EL DORADO	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865
FRESNO	80%	\$52,640	\$60,160	\$67,680	\$75,120	\$81,200	\$87,200	\$93,200	\$99,200	\$1,316	\$1,410	\$1,692	\$1,954	\$2,180
	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
GLENN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
HUMBOLDT	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
IMPERIAL	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
INYO	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$840	\$900	\$1,080	\$1,248	\$1,392

County	Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents				
										Efficiency	1 BR	2 BR	3 BR	4 BR
KERN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
KINGS	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
LAKE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
LASSEN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
LOS ANGELES	80%	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560	\$150,240	\$160,000	\$2,120	\$2,272	\$2,726	\$3,151	\$3,514
	50%	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196
MADERA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
MARIN	80%	\$125,360	\$123,840	\$139,280	\$154,720	\$167,120	\$179,520	\$191,920	\$204,240	\$3,134	\$3,115	\$3,482	\$4,023	\$4,488
	50%	\$78,350	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1,958	\$1,946	\$2,176	\$2,514	\$2,805
MARIPOSA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
MENDOCINO	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
MERCED	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
MODOC	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
MONO	50%	\$35,700	\$40,850	\$45,900	\$51,050	\$55,100	\$59,200	\$63,300	\$67,350	\$892	\$956	\$1,147	\$1,326	\$1,480
MONTEREY	80%	\$80,960	\$92,560	\$104,160	\$115,680	\$124,960	\$134,160	\$143,440	\$152,720	\$2,024	\$2,169	\$2,604	\$3,008	\$3,354
	50%	\$50,600	\$57,850	\$65,100	\$72,300	\$78,100	\$83,850	\$89,650	\$95,450	\$1,265	\$1,355	\$1,627	\$1,880	\$2,096
NAPA	50%	\$56,100	\$64,100	\$72,150	\$80,150	\$86,600	\$93,000	\$99,400	\$105,800	\$1,402	\$1,502	\$1,803	\$2,084	\$2,325
NEVADA	50%	\$43,900	\$45,500	\$51,200	\$56,900	\$61,450	\$66,000	\$70,600	\$75,150	\$1,097	\$1,117	\$1,280	\$1,479	\$1,650

County	Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents				
										Efficiency	1 BR	2 BR	3 BR	4 BR
ORANGE	80%	\$94,800	\$108,320	\$121,840	\$135,360	\$146,240	\$157,040	\$167,920	\$178,720	\$2,370	\$2,539	\$3,046	\$3,520	\$3,926
	50%	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700	\$1,481	\$1,586	\$1,903	\$2,200	\$2,453
PLACER	80%	\$72,080	\$82,320	\$92,640	\$102,880	\$111,120	\$119,360	\$127,600	\$135,840	\$1,802	\$1,930	\$2,316	\$2,675	\$2,984
	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865
PLUMAS	50%	\$33,400	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900	\$835	\$894	\$1,072	\$1,239	\$1,382
RIVERSIDE	50%	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850	\$980	\$1,049	\$1,258	\$1,455	\$1,622
SACRAMENTO	80%	\$72,080	\$82,320	\$92,640	\$102,880	\$111,120	\$119,360	\$127,600	\$135,840	\$1,802	\$1,930	\$2,316	\$2,675	\$2,984
	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865
SAN BENITO	50%	\$46,800	\$53,450	\$60,150	\$66,800	\$72,150	\$77,500	\$82,850	\$88,200	\$1,170	\$1,253	\$1,503	\$1,736	\$1,937
SAN BERNARDINO	80%	\$62,720	\$71,600	\$80,560	\$89,520	\$96,720	\$103,840	\$111,040	\$118,160	\$1,568	\$1,679	\$2,014	\$2,328	\$2,596
	50%	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850	\$980	\$1,049	\$1,258	\$1,455	\$1,622
SAN DIEGO	50%	\$57,900	\$66,150	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200	\$1,447	\$1,550	\$1,861	\$2,150	\$2,398
SAN FRANCISCO	80%	\$125,360	\$123,840	\$139,280	\$154,720	\$167,120	\$179,520	\$191,920	\$204,240	\$3,134	\$3,115	\$3,482	\$4,023	\$4,488
	50%	\$78,350	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1,958	\$1,946	\$2,176	\$2,514	\$2,805
SAN JOAQUIN	50%	\$36,650	\$41,850	\$47,100	\$52,300	\$56,500	\$60,700	\$64,900	\$69,050	\$916	\$981	\$1,177	\$1,360	\$1,517
SAN LUIS OBISPO	50%	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,650	\$86,200	\$91,750	\$1,216	\$1,303	\$1,563	\$1,806	\$2,016
SAN MATEO	80%	\$125,360	\$123,840	\$139,280	\$154,720	\$167,120	\$179,520	\$191,920	\$204,240	\$3,134	\$3,115	\$3,482	\$4,023	\$4,488
	50%	\$78,350	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1,958	\$1,946	\$2,176	\$2,514	\$2,805
SANTA BARBARA	50%	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350	\$102,400	\$109,450	\$116,500	\$1,545	\$1,655	\$1,986	\$2,295	\$2,560
SANTA CLARA	80%	\$118,640	\$128,640	\$144,720	\$160,720	\$173,600	\$186,480	\$199,360	\$212,160	\$2,966	\$3,091	\$3,618	\$4,179	\$4,662
	50%	\$74,150	\$80,400	\$90,450	\$100,450	\$108,500	\$116,550	\$124,600	\$132,600	\$1,853	\$1,931	\$2,261	\$2,611	\$2,913

County	Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	Maximum Rents				
										Efficiency	1 BR	2 BR	3 BR	4 BR
SANTA CRUZ	50%	\$69,250	\$79,100	\$89,000	\$98,900	\$106,800	\$114,700	\$122,650	\$130,550	\$1,731	\$1,854	\$2,225	\$2,571	\$2,867
SHASTA	50%	\$34,050	\$38,900	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250	\$851	\$911	\$1,095	\$1,265	\$1,411
SIERRA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
SISKIYOU	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
SOLANO	80%	\$76,960	\$87,920	\$98,960	\$109,920	\$118,720	\$127,520	\$136,320	\$145,120	\$1,924	\$2,061	\$2,474	\$2,858	\$3,188
	50%	\$48,100	\$54,950	\$61,850	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700	\$1,202	\$1,288	\$1,546	\$1,786	\$1,992
SONOMA	80%	\$84,560	\$96,640	\$108,720	\$120,800	\$130,480	\$140,160	\$149,840	\$159,520	\$2,114	\$2,265	\$2,718	\$3,141	\$3,504
	50%	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700	\$1,321	\$1,415	\$1,698	\$1,963	\$2,190
STANISLAUS	50%	\$34,500	\$39,400	\$44,350	\$49,250	\$53,200	\$57,150	\$61,100	\$65,050	\$862	\$923	\$1,108	\$1,280	\$1,428
SUTTER	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$840	\$900	\$1,080	\$1,248	\$1,392
TEHAMA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
TRINITY	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
TULARE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$822	\$881	\$1,057	\$1,221	\$1,362
TUOLUMNE	50%	\$35,600	\$40,650	\$45,750	\$50,800	\$54,900	\$58,950	\$63,000	\$67,100	\$890	\$953	\$1,143	\$1,321	\$1,473
VENTURA	50%	\$52,400	\$59,900	\$67,400	\$74,850	\$80,850	\$86,850	\$92,850	\$98,850	\$1,310	\$1,403	\$1,685	\$1,946	\$2,171
YOLO	80%	\$64,640	\$73,840	\$83,040	\$92,240	\$99,680	\$107,040	\$114,400	\$121,760	\$1,616	\$1,731	\$2,076	\$2,399	\$2,676
	50%	\$40,400	\$46,150	\$51,900	\$57,650	\$62,300	\$66,900	\$71,500	\$76,100	\$1,010	\$1,081	\$1,297	\$1,499	\$1,672
YUBA	80%	\$53,760	\$61,440	\$69,120	\$76,800	\$82,960	\$89,120	\$95,200	\$101,440	\$1,344	\$1,440	\$1,728	\$1,997	\$2,228
	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$840	\$900	\$1,080	\$1,248	\$1,392