

CalHFA 2026 Maximum Income & Rent Limit

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

Effective May 1, 2026

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%	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280	\$2376	\$2546	\$3056	\$3529	\$3938
	50%	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050	\$1485	\$1591	\$1910	\$2206	\$2461
ALPINE	80%	\$69,920	\$79,920	\$89,920	\$99,840	\$107,840	\$115,840	\$123,840	\$131,840	\$1748	\$1873	\$2248	\$2596	\$2896
	50%	\$43,700	\$49,950	\$56,200	\$62,400	\$67,400	\$72,400	\$77,400	\$82,400	\$1092	\$1170	\$1405	\$1622	\$1810
AMADOR	80%	\$61,920	\$70,720	\$79,600	\$88,400	\$95,520	\$102,560	\$109,680	\$116,720	\$1548	\$1658	\$1990	\$2298	\$2564
	50%	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700	\$64,100	\$68,550	\$72,950	\$967	\$1036	\$1243	\$1436	\$1602
BUTTE	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
CALAVERAS	80%	\$57,520	\$65,680	\$73,920	\$82,080	\$88,720	\$95,280	\$101,840	\$108,400	\$1438	\$1540	\$1848	\$2134	\$2382
	50%	\$35,950	\$41,050	\$46,200	\$51,300	\$55,450	\$59,550	\$63,650	\$67,750	\$898	\$962	\$1155	\$1334	\$1488
COLUSA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
CONTRA COSTA	80%	\$47,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280	\$1176	\$1946	\$3056	\$3529	\$3938
	50%	\$29,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050	\$735	\$1216	\$1910	\$2206	\$2461
DEL NORTE	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
EL DORADO	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1840	\$1972	\$2366	\$2734	\$3050
	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1150	\$1232	\$1478	\$1708	\$1906
FRESNO	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
GLENN	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
HUMBOLDT	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
IMPERIAL	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
INYO	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
KERN	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
KINGS	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408

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Effective May 1, 2026

LAKE	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
LASSEN	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
LOS ANGELES	80%	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000	\$2332	\$2499	\$2998	\$3465	\$3864
	50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000	\$1457	\$1561	\$1873	\$2165	\$2415
MADERA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
MARIN	80%	\$134,880	\$154,160	\$173,440	\$192,640	\$208,080	\$223,520	\$238,880	\$254,320	\$3372	\$3613	\$4336	\$5009	\$5588
	50%	\$84,300	\$96,350	\$108,400	\$120,400	\$130,050	\$139,700	\$149,300	\$158,950	\$2107	\$2258	\$2710	\$3130	\$3492
MARIPOSA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
MENDOCINO	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
MERCED	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
MODOC	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
MONO	80%	\$62,800	\$71,840	\$80,720	\$89,840	\$96,960	\$104,160	\$111,360	\$118,480	\$1570	\$1683	\$2018	\$2334	\$2604
	50%	\$39,250	\$44,900	\$50,450	\$56,150	\$60,600	\$65,100	\$69,600	\$74,050	\$981	\$1051	\$1261	\$1459	\$1627
MONTEREY	80%	\$87,600	\$100,160	\$112,640	\$125,120	\$135,200	\$145,200	\$155,200	\$165,200	\$2190	\$2347	\$2816	\$3254	\$3630
	50%	\$54,750	\$62,600	\$70,400	\$78,200	\$84,500	\$90,750	\$97,000	\$103,250	\$1368	\$1466	\$1760	\$2033	\$2268
NAPA	80%	\$98,720	\$112,800	\$126,960	\$141,040	\$152,400	\$163,680	\$174,880	\$186,160	\$2468	\$2644	\$3174	\$3667	\$4092
	50%	\$61,700	\$70,500	\$79,350	\$88,150	\$95,250	\$102,300	\$109,300	\$116,350	\$1542	\$1652	\$1983	\$2292	\$2557
NEVADA	80%	\$79,200	\$90,480	\$101,760	\$113,040	\$122,160	\$131,200	\$140,240	\$149,280	\$1980	\$2121	\$2544	\$2940	\$3280
	50%	\$49,500	\$56,550	\$63,600	\$70,650	\$76,350	\$82,000	\$87,650	\$93,300	\$1237	\$1325	\$1590	\$1837	\$2050
ORANGE	80%	\$104,240	\$119,120	\$134,000	\$148,880	\$160,800	\$172,720	\$184,640	\$196,560	\$2606	\$2792	\$3350	\$3871	\$4318
	50%	\$65,150	\$74,450	\$83,750	\$93,050	\$100,500	\$107,950	\$115,400	\$122,850	\$1628	\$1744	\$2093	\$2419	\$2698
PLACER	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1840	\$1972	\$2366	\$2734	\$3050
	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1150	\$1232	\$1478	\$1708	\$1906
PLUMAS	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
RIVERSIDE	80%	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920	\$1722	\$1845	\$2214	\$2559	\$2854
	50%	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200	\$1076	\$1153	\$1383	\$1599	\$1783
	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1840	\$1972	\$2366	\$2734	\$3050

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SACRAMENTO	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1150	\$1232	\$1478	\$1708	\$1906
SAN BENITO	80%	\$82,320	\$94,000	\$105,840	\$117,520	\$126,960	\$136,400	\$145,760	\$155,200	\$2058	\$2204	\$2646	\$3056	\$3410
	50%	\$51,450	\$58,750	\$66,150	\$73,450	\$79,350	\$85,250	\$91,100	\$97,000	\$1286	\$1377	\$1653	\$1909	\$2131
SAN BERNARDINO	80%	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920	\$1722	\$1845	\$2214	\$2559	\$2854
	50%	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200	\$1076	\$1153	\$1383	\$1599	\$1783
SAN DIEGO	80%	\$82,000	\$112,000	\$126,000	\$139,920	\$151,120	\$162,320	\$173,520	\$184,720	\$2050	\$2425	\$3150	\$3637	\$4058
	50%	\$51,250	\$70,000	\$78,750	\$87,450	\$94,450	\$101,450	\$108,450	\$115,450	\$1281	\$1515	\$1968	\$2273	\$2536
SAN FRANCISCO	80%	\$134,880	\$154,160	\$173,440	\$192,640	\$208,080	\$223,520	\$238,880	\$254,320	\$3372	\$3613	\$4336	\$5009	\$5588
	50%	\$84,300	\$96,350	\$108,400	\$120,400	\$130,050	\$139,700	\$149,300	\$158,950	\$2107	\$2258	\$2710	\$3130	\$3492
SAN JOAQUIN	80%	\$60,560	\$69,200	\$77,840	\$86,480	\$93,440	\$100,320	\$107,280	\$114,160	\$1514	\$1622	\$1946	\$2248	\$2508
	50%	\$37,850	\$43,250	\$48,650	\$54,050	\$58,400	\$62,700	\$67,050	\$71,350	\$946	\$1013	\$1216	\$1405	\$1567
SAN LUIS OBISPO	80%	\$85,600	\$97,840	\$108,800	\$122,320	\$132,080	\$141,920	\$151,680	\$161,440	\$2140	\$2293	\$2720	\$3180	\$3548
	50%	\$53,500	\$61,150	\$68,000	\$76,450	\$82,550	\$88,700	\$94,800	\$100,900	\$1337	\$1433	\$1700	\$1987	\$2217
SAN MATEO	80%	\$134,880	\$154,160	\$173,440	\$192,640	\$208,080	\$223,520	\$238,880	\$254,320	\$3372	\$3613	\$4336	\$5009	\$5588
	50%	\$84,300	\$96,350	\$108,400	\$120,400	\$130,050	\$139,700	\$149,300	\$158,950	\$2107	\$2258	\$2710	\$3130	\$3492
SANTA BARBARA	80%	\$102,000	\$116,560	\$131,120	\$145,680	\$157,360	\$169,040	\$180,720	\$192,320	\$2550	\$2732	\$3278	\$3787	\$4226
	50%	\$63,750	\$72,850	\$81,950	\$91,050	\$98,350	\$105,650	\$112,950	\$120,200	\$1593	\$1707	\$2048	\$2367	\$2641
SANTA CLARA	80%	\$124,880	\$142,720	\$160,560	\$178,320	\$192,640	\$206,880	\$221,120	\$235,440	\$3122	\$3345	\$4014	\$4636	\$5172
	50%	\$78,050	\$89,200	\$100,350	\$111,450	\$120,400	\$129,300	\$138,200	\$147,150	\$1951	\$2090	\$2508	\$2898	\$3232
SANTA CRUZ	80%	\$121,840	\$139,200	\$156,640	\$174,000	\$187,920	\$201,840	\$215,760	\$229,680	\$3046	\$3263	\$3916	\$4524	\$5046
	50%	\$76,150	\$87,000	\$97,900	\$108,750	\$117,450	\$126,150	\$134,850	\$143,550	\$1903	\$2039	\$2447	\$2827	\$3153
SHASTA	80%	\$54,480	\$62,240	\$70,080	\$77,840	\$84,080	\$90,320	\$96,560	\$102,800	\$1362	\$1459	\$1752	\$2023	\$2258
	50%	\$34,050	\$38,900	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250	\$851	\$911	\$1095	\$1264	\$1411
SIERRA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
SISKIYOU	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
SOLANO	80%	\$76,960	\$88,000	\$98,960	\$109,920	\$118,720	\$127,520	\$136,320	\$145,120	\$1924	\$2062	\$2474	\$2858	\$3188
	50%	\$48,100	\$55,000	\$61,850	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700	\$1202	\$1288	\$1546	\$1786	\$1992
SONOMA	80%	\$92,320	\$105,520	\$118,720	\$131,840	\$142,400	\$152,960	\$163,520	\$174,080	\$2308	\$2473	\$2968	\$3427	\$3824
	50%	\$57,700	\$65,950	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800	\$1442	\$1545	\$1855	\$2142	\$2390
STANISLAUS	80%	\$57,440	\$65,600	\$73,840	\$82,000	\$88,560	\$95,120	\$101,680	\$108,240	\$1436	\$1538	\$1846	\$2131	\$2378
	50%	\$35,900	\$41,000	\$46,150	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650	\$897	\$961	\$1153	\$1332	\$1486

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SUTTER	80%	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680	\$1428	\$1530	\$1836	\$2119	\$2366
	50%	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300	\$892	\$956	\$1147	\$1324	\$1478
TEHAMA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
TRINITY	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
TULARE	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1360	\$1457	\$1748	\$2019	\$2254
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1092	\$1262	\$1408
TUOLUMNE	80%	\$57,280	\$65,440	\$73,600	\$81,760	\$88,320	\$94,880	\$101,440	\$108,000	\$1432	\$1534	\$1840	\$2125	\$2372
	50%	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500	\$895	\$958	\$1150	\$1328	\$1482
VENTURA	80%	\$87,920	\$100,480	\$113,040	\$125,600	\$135,680	\$145,760	\$155,760	\$165,840	\$2198	\$2355	\$2826	\$3266	\$3644
	50%	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650	\$1373	\$1471	\$1766	\$2041	\$2277
YOLO	80%	\$72,160	\$82,960	\$93,360	\$103,680	\$112,000	\$120,320	\$128,640	\$136,880	\$1804	\$1939	\$2334	\$2696	\$3008
	50%	\$45,100	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,550	\$1127	\$1211	\$1458	\$1684	\$1880
YUBA	80%	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680	\$1428	\$1530	\$1836	\$2119	\$2366
	50%	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300	\$892	\$956	\$1147	\$1324	\$1478