

CalHFA 2026 Maximum Income & Rent Limit

For Projects that Place in Service between 01/01/2028 - 4/30/2026

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	120%	\$142,560	\$162,960	\$183,360	\$203,640	\$219,960	\$236,280	\$252,600	\$268,920	\$3,564	\$3,819	\$4,584	\$5,295	\$5,907
	80%	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280	\$2,376	\$2,546	\$3,056	\$3,529	\$3,938
	60%	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460	\$1,782	\$1,909	\$2,292	\$2,647	\$2,953
	50%	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
ALPINE	120%	\$104,880	\$119,880	\$134,880	\$149,760	\$161,760	\$173,760	\$185,760	\$197,760	\$2,622	\$2,810	\$3,372	\$3,894	\$4,344
	80%	\$69,920	\$79,920	\$89,920	\$99,840	\$107,840	\$115,840	\$123,840	\$131,840	\$1,748	\$1,873	\$2,248	\$2,596	\$2,896
	60%	\$52,440	\$59,940	\$67,440	\$74,880	\$80,880	\$86,880	\$92,880	\$98,880	\$1,311	\$1,404	\$1,686	\$1,946	\$2,172
	50%	\$43,700	\$49,950	\$56,200	\$62,400	\$67,400	\$72,400	\$77,400	\$82,400	\$1,092	\$1,170	\$1,405	\$1,622	\$1,810
AMADOR	120%	\$92,880	\$106,080	\$119,400	\$132,600	\$143,280	\$153,840	\$164,520	\$175,080	\$2,322	\$2,487	\$2,985	\$3,448	\$3,846
	80%	\$61,920	\$70,720	\$79,600	\$88,400	\$95,520	\$102,560	\$109,680	\$116,720	\$1,548	\$1,658	\$1,990	\$2,298	\$2,564
	60%	\$46,440	\$53,040	\$59,700	\$66,300	\$71,640	\$76,920	\$82,260	\$87,540	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923
	50%	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700	\$64,100	\$68,550	\$72,950	\$967	\$1,036	\$1,243	\$1,436	\$1,602
BUTTE	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
CALAVERAS	120%	\$86,280	\$98,520	\$110,880	\$123,120	\$133,080	\$142,920	\$152,760	\$162,600	\$2,157	\$2,310	\$2,772	\$3,202	\$3,573
	80%	\$57,520	\$65,680	\$73,920	\$82,080	\$88,720	\$95,280	\$101,840	\$108,400	\$1,438	\$1,540	\$1,848	\$2,134	\$2,382
	60%	\$43,140	\$49,260	\$55,440	\$61,560	\$66,540	\$71,460	\$76,380	\$81,300	\$1,078	\$1,154	\$1,386	\$1,601	\$1,786
	50%	\$35,950	\$41,050	\$46,200	\$51,300	\$55,450	\$59,550	\$63,650	\$67,750	\$898	\$962	\$1,155	\$1,334	\$1,488
COLUSA	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
CONTRA COSTA	120%	\$142,560	\$162,960	\$183,360	\$203,640	\$219,960	\$236,280	\$252,492	\$268,920	\$3,564	\$3,819	\$4,584	\$5,295	\$5,907
	80%	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,328	\$179,280	\$2,376	\$2,546	\$3,056	\$3,529	\$3,938
	60%	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,246	\$134,460	\$1,782	\$1,909	\$2,292	\$2,647	\$2,953
	50%	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,205	\$112,050	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
DEL NORTE	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
	120%	\$110,400	\$126,240	\$141,960	\$157,680	\$170,400	\$183,000	\$195,600	\$208,200	\$2,760	\$2,958	\$3,549	\$4,101	\$4,575

CalHFA 2026 Maximum Income & Rent Limit

For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

EL DORADO	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
	60%	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100	\$1,380	\$1,478	\$1,774	\$2,050	\$2,287
	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
FRESNO	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
GLENN	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
HUMBOLDT	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
IMPERIAL	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
INYO	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
KERN	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
KINGS	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
LAKE	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408

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For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

LASSEN	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
LOS ANGELES	120%	\$139,920	\$159,960	\$179,880	\$199,920	\$215,880	\$231,840	\$247,800	\$264,000	\$3,498	\$3,749	\$4,497	\$5,197	\$5,796
	80%	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000	\$2,332	\$2,499	\$2,998	\$3,465	\$3,864
	60%	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000	\$1,749	\$1,874	\$2,248	\$2,598	\$2,898
	50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000	\$1,457	\$1,561	\$1,873	\$2,165	\$2,415
MADERA	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
MARIN	120%	\$176,520	\$201,720	\$226,920	\$252,120	\$272,400	\$292,560	\$312,720	\$332,880	\$4,413	\$4,728	\$5,673	\$6,556	\$7,314
	80%	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
	60%	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440	\$2,206	\$2,363	\$2,836	\$3,278	\$3,657
	50%	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700	\$1,838	\$1,969	\$2,363	\$2,731	\$3,047
MARIPOSA	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
MENDOCINO	120%	\$83,880	\$95,880	\$107,880	\$119,760	\$129,360	\$138,960	\$148,560	\$158,160	\$2,097	\$2,247	\$2,697	\$3,114	\$3,474
	80%	\$55,920	\$63,920	\$71,920	\$79,840	\$86,240	\$92,640	\$99,040	\$105,440	\$1,398	\$1,498	\$1,798	\$2,076	\$2,316
	60%	\$41,940	\$47,940	\$53,940	\$59,880	\$64,680	\$69,480	\$74,280	\$79,080	\$1,048	\$1,123	\$1,348	\$1,557	\$1,737
	50%	\$34,950	\$39,950	\$44,950	\$49,900	\$53,900	\$57,900	\$61,900	\$65,900	\$873	\$936	\$1,123	\$1,297	\$1,447
MERCED	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
MODOC	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
MONO	120%	\$94,200	\$107,760	\$121,080	\$134,760	\$145,440	\$156,240	\$167,040	\$177,720	\$2,355	\$2,525	\$3,027	\$3,502	\$3,906
	80%	\$62,800	\$71,840	\$80,720	\$89,840	\$96,960	\$104,160	\$111,360	\$118,480	\$1,570	\$1,683	\$2,018	\$2,334	\$2,604
	60%	\$47,100	\$53,880	\$60,540	\$67,380	\$72,720	\$78,120	\$83,520	\$88,860	\$1,177	\$1,262	\$1,513	\$1,751	\$1,953

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For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

	50%	\$39,250	\$44,900	\$50,450	\$56,150	\$60,600	\$65,100	\$69,600	\$74,050	\$981	\$1,051	\$1,261	\$1,459	\$1,627
MONTEREY	120%	\$131,400	\$150,240	\$168,960	\$187,680	\$202,800	\$217,800	\$232,800	\$247,800	\$3,285	\$3,521	\$4,224	\$4,881	\$5,445
	80%	\$87,600	\$100,160	\$112,640	\$125,120	\$135,200	\$145,200	\$155,200	\$165,200	\$2,190	\$2,347	\$2,816	\$3,254	\$3,630
	60%	\$65,700	\$75,120	\$84,480	\$93,840	\$101,400	\$108,900	\$116,400	\$123,900	\$1,642	\$1,760	\$2,112	\$2,440	\$2,722
	50%	\$54,750	\$62,600	\$70,400	\$78,200	\$84,500	\$90,750	\$97,000	\$103,250	\$1,368	\$1,466	\$1,760	\$2,033	\$2,268
NAPA	120%	\$148,080	\$169,200	\$190,440	\$211,560	\$228,600	\$245,520	\$262,320	\$279,240	\$3,702	\$3,966	\$4,761	\$5,502	\$6,138
	80%	\$98,720	\$112,800	\$126,960	\$141,040	\$152,400	\$163,680	\$174,880	\$186,160	\$2,468	\$2,644	\$3,174	\$3,667	\$4,092
	60%	\$74,040	\$84,600	\$95,220	\$105,780	\$114,300	\$122,760	\$131,160	\$139,620	\$1,851	\$1,982	\$2,380	\$2,750	\$3,069
	50%	\$61,700	\$70,500	\$79,350	\$88,150	\$95,250	\$102,300	\$109,300	\$116,350	\$1,542	\$1,652	\$1,983	\$2,292	\$2,557
NEVADA	120%	\$105,120	\$120,120	\$135,120	\$150,120	\$162,120	\$174,240	\$186,240	\$198,240	\$2,628	\$2,816	\$3,378	\$3,902	\$4,356
	80%	\$70,080	\$80,080	\$90,080	\$100,080	\$108,080	\$116,160	\$124,160	\$132,160	\$1,752	\$1,877	\$2,252	\$2,602	\$2,904
	60%	\$52,560	\$60,060	\$67,560	\$75,060	\$81,060	\$87,120	\$93,120	\$99,120	\$1,314	\$1,407	\$1,689	\$1,951	\$2,178
	50%	\$43,800	\$50,050	\$56,300	\$62,550	\$67,550	\$72,600	\$77,600	\$82,600	\$1,095	\$1,173	\$1,407	\$1,626	\$1,815
ORANGE	120%	\$156,360	\$178,680	\$201,000	\$223,320	\$241,200	\$259,080	\$276,960	\$294,840	\$3,909	\$4,188	\$5,025	\$5,806	\$6,477
	80%	\$104,240	\$119,120	\$134,000	\$148,880	\$160,800	\$172,720	\$184,640	\$196,560	\$2,606	\$2,792	\$3,350	\$3,871	\$4,318
	60%	\$78,180	\$89,340	\$100,500	\$111,660	\$120,600	\$129,540	\$138,480	\$147,420	\$1,954	\$2,093	\$2,512	\$2,903	\$3,238
	50%	\$65,150	\$74,450	\$83,750	\$93,050	\$100,500	\$107,950	\$115,400	\$122,850	\$1,628	\$1,744	\$2,093	\$2,419	\$2,698
PLACER	120%	\$110,400	\$126,240	\$141,960	\$157,680	\$170,400	\$183,000	\$195,600	\$208,200	\$2,760	\$2,958	\$3,549	\$4,101	\$4,575
	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
	60%	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100	\$1,380	\$1,478	\$1,774	\$2,050	\$2,287
	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
PLUMAS	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
RIVERSIDE	120%	\$103,320	\$118,080	\$132,840	\$147,600	\$159,480	\$171,240	\$183,120	\$194,880	\$2,583	\$2,768	\$3,321	\$3,838	\$4,281
	80%	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920	\$1,722	\$1,845	\$2,214	\$2,559	\$2,854
	60%	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440	\$1,291	\$1,383	\$1,660	\$1,919	\$2,140
	50%	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
SACRAMENTO	120%	\$110,400	\$126,240	\$141,960	\$157,680	\$170,400	\$183,000	\$195,600	\$208,200	\$2,760	\$2,958	\$3,549	\$4,101	\$4,575
	80%	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
	60%	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100	\$1,380	\$1,478	\$1,774	\$2,050	\$2,287
	50%	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
SAN BENITO	120%	\$123,480	\$141,000	\$158,760	\$176,280	\$190,440	\$204,600	\$218,640	\$232,800	\$3,087	\$3,306	\$3,969	\$4,584	\$5,115
	80%	\$82,320	\$94,000	\$105,840	\$117,520	\$126,960	\$136,400	\$145,760	\$155,200	\$2,058	\$2,204	\$2,646	\$3,056	\$3,410

CalHFA 2026 Maximum Income & Rent Limit

For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

	60%	\$61,740	\$70,500	\$79,380	\$88,140	\$95,220	\$102,300	\$109,320	\$116,400	\$1,543	\$1,652	\$1,984	\$2,291	\$2,557
	50%	\$51,450	\$58,750	\$66,150	\$73,450	\$79,350	\$85,250	\$91,100	\$97,000	\$1,286	\$1,377	\$1,653	\$1,909	\$2,131
SAN BERNARDINO	120%	\$103,320	\$118,080	\$132,840	\$147,600	\$159,480	\$171,240	\$183,120	\$194,880	\$2,583	\$2,768	\$3,321	\$3,838	\$4,281
	80%	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920	\$1,722	\$1,845	\$2,214	\$2,559	\$2,854
	60%	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440	\$1,291	\$1,383	\$1,660	\$1,919	\$2,140
	50%	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
SAN DIEGO	120%	\$147,000	\$168,000	\$189,000	\$209,880	\$226,680	\$243,480	\$260,280	\$277,080	\$3,675	\$3,938	\$4,725	\$5,457	\$6,087
	80%	\$98,000	\$112,000	\$126,000	\$139,920	\$151,120	\$162,320	\$173,520	\$184,720	\$2,450	\$2,625	\$3,150	\$3,637	\$4,058
	60%	\$73,500	\$84,000	\$94,500	\$104,940	\$113,340	\$121,740	\$130,140	\$138,540	\$1,837	\$1,968	\$2,362	\$2,728	\$3,043
	50%	\$61,250	\$70,000	\$78,750	\$87,450	\$94,450	\$101,450	\$108,450	\$115,450	\$1,531	\$1,640	\$1,968	\$2,273	\$2,536
SAN FRANCISCO	120%	\$176,520	\$201,720	\$226,920	\$252,120	\$272,400	\$292,560	\$312,720	\$332,880	\$4,413	\$4,728	\$5,673	\$6,556	\$7,314
	80%	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
	60%	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440	\$2,206	\$2,363	\$2,836	\$3,278	\$3,657
	50%	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700	\$1,838	\$1,969	\$2,363	\$2,731	\$3,047
SAN JOAQUIN	120%	\$90,840	\$103,800	\$116,760	\$129,720	\$140,160	\$150,480	\$160,920	\$171,240	\$2,271	\$2,433	\$2,919	\$3,373	\$3,762
	80%	\$60,560	\$69,200	\$77,840	\$86,480	\$93,440	\$100,320	\$107,280	\$114,160	\$1,514	\$1,622	\$1,946	\$2,248	\$2,508
	60%	\$45,420	\$51,900	\$58,380	\$64,860	\$70,080	\$75,240	\$80,460	\$85,620	\$1,135	\$1,216	\$1,459	\$1,686	\$1,881
	50%	\$37,850	\$43,250	\$48,650	\$54,050	\$58,400	\$62,700	\$67,050	\$71,350	\$946	\$1,013	\$1,216	\$1,405	\$1,567
SAN LUIS OBISPO	120%	\$128,400	\$146,760	\$163,200	\$183,480	\$198,120	\$212,880	\$227,520	\$242,160	\$3,210	\$3,440	\$4,080	\$4,770	\$5,322
	80%	\$85,600	\$97,840	\$108,800	\$122,320	\$132,080	\$141,920	\$151,680	\$161,440	\$2,140	\$2,293	\$2,720	\$3,180	\$3,548
	60%	\$64,200	\$73,380	\$81,600	\$91,740	\$99,060	\$106,440	\$113,760	\$121,080	\$1,605	\$1,719	\$2,040	\$2,385	\$2,661
	50%	\$53,500	\$61,150	\$68,000	\$76,450	\$82,550	\$88,700	\$94,800	\$100,900	\$1,337	\$1,433	\$1,700	\$1,987	\$2,217
SAN MATEO	120%	\$176,520	\$201,720	\$226,920	\$252,120	\$272,400	\$292,560	\$312,720	\$332,880	\$4,413	\$4,728	\$5,673	\$6,556	\$7,314
	80%	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
	60%	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440	\$2,206	\$2,363	\$2,836	\$3,278	\$3,657
	50%	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700	\$1,838	\$1,969	\$2,363	\$2,731	\$3,047
SANTA BARBARA	120%	\$153,000	\$174,840	\$196,680	\$218,520	\$236,040	\$253,560	\$271,080	\$288,480	\$3,825	\$4,098	\$4,917	\$5,682	\$6,339
	80%	\$102,000	\$116,560	\$131,120	\$145,680	\$157,360	\$169,040	\$180,720	\$192,320	\$2,550	\$2,732	\$3,278	\$3,787	\$4,226
	60%	\$76,500	\$87,420	\$98,340	\$109,260	\$118,020	\$126,780	\$135,540	\$144,240	\$1,912	\$2,048	\$2,458	\$2,840	\$3,169
	50%	\$63,750	\$72,850	\$81,950	\$91,050	\$98,350	\$105,650	\$112,950	\$120,200	\$1,593	\$1,707	\$2,048	\$2,367	\$2,641
SANTA CLARA	120%	\$172,680	\$197,280	\$222,000	\$246,600	\$266,400	\$286,080	\$305,880	\$325,560	\$4,317	\$4,625	\$5,550	\$6,412	\$7,152
	80%	\$115,120	\$131,520	\$148,000	\$164,400	\$177,600	\$190,720	\$203,920	\$217,040	\$2,878	\$3,083	\$3,700	\$4,275	\$4,768

CalHFA 2026 Maximum Income & Rent Limit

For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

	60%	\$86,340	\$98,640	\$111,000	\$123,300	\$133,200	\$143,040	\$152,940	\$162,780	\$2,158	\$2,312	\$2,775	\$3,206	\$3,576
	50%	\$71,950	\$82,200	\$92,500	\$102,750	\$111,000	\$119,200	\$127,450	\$135,650	\$1,798	\$1,926	\$2,312	\$2,671	\$2,980
SANTA CRUZ	120%	\$182,760	\$208,800	\$234,960	\$261,000	\$281,880	\$302,760	\$323,640	\$344,520	\$4,569	\$4,895	\$5,874	\$6,786	\$7,569
	80%	\$121,840	\$139,200	\$156,640	\$174,000	\$187,920	\$201,840	\$215,760	\$229,680	\$3,046	\$3,263	\$3,916	\$4,524	\$5,046
	60%	\$91,380	\$104,400	\$117,480	\$130,500	\$140,940	\$151,380	\$161,820	\$172,260	\$2,284	\$2,447	\$2,937	\$3,393	\$3,784
	50%	\$76,150	\$87,000	\$97,900	\$108,750	\$117,450	\$126,150	\$134,850	\$143,550	\$1,903	\$2,039	\$2,447	\$2,827	\$3,153
SHASTA	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
SIERRA	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
SISKIYOU	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
SOLANO	120%	\$109,800	\$125,400	\$141,120	\$156,720	\$169,320	\$181,800	\$194,400	\$206,880	\$2,745	\$2,940	\$3,528	\$4,075	\$4,545
	80%	\$73,200	\$83,600	\$94,080	\$104,480	\$112,880	\$121,200	\$129,600	\$137,920	\$1,830	\$1,960	\$2,352	\$2,717	\$3,030
	60%	\$54,900	\$62,700	\$70,560	\$78,360	\$84,660	\$90,900	\$97,200	\$103,440	\$1,372	\$1,469	\$1,764	\$2,037	\$2,272
	50%	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	\$1,143	\$1,224	\$1,470	\$1,698	\$1,893
SONOMA	120%	\$138,480	\$158,280	\$178,080	\$197,760	\$213,600	\$229,440	\$245,280	\$261,120	\$3,462	\$3,710	\$4,452	\$5,141	\$5,736
	80%	\$92,320	\$105,520	\$118,720	\$131,840	\$142,400	\$152,960	\$163,520	\$174,080	\$2,308	\$2,473	\$2,968	\$3,427	\$3,824
	60%	\$69,240	\$79,140	\$89,040	\$98,880	\$106,800	\$114,720	\$122,640	\$130,560	\$1,731	\$1,854	\$2,226	\$2,570	\$2,868
	50%	\$57,700	\$65,950	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800	\$1,442	\$1,545	\$1,855	\$2,142	\$2,390
STANISLAUS	120%	\$86,160	\$98,400	\$110,760	\$123,000	\$132,840	\$142,680	\$152,520	\$162,360	\$2,154	\$2,307	\$2,769	\$3,198	\$3,567
	80%	\$57,440	\$65,600	\$73,840	\$82,000	\$88,560	\$95,120	\$101,680	\$108,240	\$1,436	\$1,538	\$1,846	\$2,131	\$2,378
	60%	\$43,080	\$49,200	\$55,380	\$61,500	\$66,420	\$71,340	\$76,260	\$81,180	\$1,077	\$1,153	\$1,384	\$1,598	\$1,783
	50%	\$35,900	\$41,000	\$46,150	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650	\$897	\$961	\$1,153	\$1,332	\$1,486
SUTTER	120%	\$85,680	\$97,920	\$110,160	\$122,280	\$132,120	\$141,960	\$151,680	\$161,520	\$2,142	\$2,295	\$2,754	\$3,180	\$3,549
	80%	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680	\$1,428	\$1,530	\$1,836	\$2,119	\$2,366
	60%	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760	\$1,071	\$1,147	\$1,377	\$1,589	\$1,774
	50%	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300	\$892	\$956	\$1,147	\$1,324	\$1,478
	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381

CalHFA 2026 Maximum Income & Rent Limit

For Projects that Place in Service between 04/01/2025 -

Effective May 1, 2026

TEHAMA	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
TRINITY	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
TULARE	120%	\$81,600	\$93,240	\$104,880	\$116,520	\$125,880	\$135,240	\$144,600	\$153,840	\$2,040	\$2,186	\$2,622	\$3,029	\$3,381
	80%	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560	\$1,360	\$1,457	\$1,748	\$2,019	\$2,254
	60%	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920	\$1,020	\$1,092	\$1,311	\$1,514	\$1,690
	50%	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100	\$850	\$910	\$1,092	\$1,262	\$1,408
TUOLUMNE	120%	\$85,920	\$98,160	\$110,400	\$122,640	\$132,480	\$142,320	\$152,160	\$162,000	\$2,148	\$2,301	\$2,760	\$3,189	\$3,558
	80%	\$57,280	\$65,440	\$73,600	\$81,760	\$88,320	\$94,880	\$101,440	\$108,000	\$1,432	\$1,534	\$1,840	\$2,125	\$2,372
	60%	\$42,960	\$49,080	\$55,200	\$61,320	\$66,240	\$71,160	\$76,080	\$81,000	\$1,074	\$1,150	\$1,380	\$1,594	\$1,779
	50%	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500	\$895	\$958	\$1,150	\$1,328	\$1,482
VENTURA	120%	\$131,880	\$150,720	\$169,560	\$188,400	\$203,520	\$218,640	\$233,640	\$248,760	\$3,297	\$3,533	\$4,239	\$4,899	\$5,466
	80%	\$87,920	\$100,480	\$113,040	\$125,600	\$135,680	\$145,760	\$155,760	\$165,840	\$2,198	\$2,355	\$2,826	\$3,266	\$3,644
	60%	\$65,940	\$75,360	\$84,780	\$94,200	\$101,760	\$109,320	\$116,820	\$124,380	\$1,648	\$1,766	\$2,119	\$2,449	\$2,733
	50%	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650	\$1,373	\$1,471	\$1,766	\$2,041	\$2,277
YOLO	120%	\$108,240	\$124,440	\$140,040	\$155,520	\$168,000	\$180,480	\$192,960	\$205,320	\$2,706	\$2,909	\$3,501	\$4,044	\$4,512
	80%	\$72,160	\$82,960	\$93,360	\$103,680	\$112,000	\$120,320	\$128,640	\$136,880	\$1,804	\$1,939	\$2,334	\$2,696	\$3,008
	60%	\$54,120	\$62,220	\$70,020	\$77,760	\$84,000	\$90,240	\$96,480	\$102,660	\$1,353	\$1,454	\$1,750	\$2,021	\$2,256
	50%	\$45,100	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,550	\$1,127	\$1,211	\$1,458	\$1,684	\$1,880
YUBA	120%	\$85,680	\$97,920	\$110,160	\$122,280	\$132,120	\$141,960	\$151,680	\$161,520	\$2,142	\$2,295	\$2,754	\$3,180	\$3,549
	80%	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680	\$1,428	\$1,530	\$1,836	\$2,119	\$2,366
	60%	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760	\$1,071	\$1,147	\$1,377	\$1,589	\$1,774
	50%	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300	\$892	\$956	\$1,147	\$1,324	\$1,478