

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE INCOME and RENT LIMITS

- Extremely low income: 0-30% of AMI
- Very low income: 30% to 50% of AMI
- Lower income: 50% to 80% of AMI; the term may also be used to mean 0% to 80% of AMI
- Moderate income: 80% to 120% of AMI

2017 TCAC INCOME LIMITS

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
LOS ANGELES								
100% Income Level	\$63,100	\$72,100	\$81,100	\$90,100	\$97,400	\$104,600	\$111,800	\$119,000
60% Income Level	\$37,860	\$43,260	\$48,660	\$54,060	\$58,440	\$62,760	\$67,080	\$71,400
55% Income Level	\$34,705	\$39,655	\$44,605	\$49,555	\$53,570	\$57,530	\$61,490	\$65,450
50% Income Level	\$31,550	\$36,050	\$40,550	\$45,050	\$48,700	\$52,300	\$55,900	\$59,500
45% Income Level	\$28,395	\$32,445	\$36,495	\$40,545	\$43,830	\$47,070	\$50,310	\$53,550
40% Income Level	\$25,240	\$28,840	\$32,440	\$36,040	\$38,960	\$41,840	\$44,720	\$47,600
35% Income Level	\$22,085	\$25,235	\$28,385	\$31,535	\$34,090	\$36,610	\$39,130	\$41,650
30% Income Level	\$18,930	\$21,630	\$24,330	\$27,030	\$29,220	\$31,380	\$33,540	\$35,700

2017 TCAC RENT LIMITS

	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
LOS ANGELES						
100% Income Level	\$1,576	\$1,690	\$2,026	\$2,342	\$2,614	\$2,884
60% Income Level	\$946	\$1,014	\$1,216	\$1,406	\$1,569	\$1,731
55% Income Level	\$867	\$929	\$1,115	\$1,289	\$1,438	\$1,586
50% Income Level	\$788	\$845	\$1,013	\$1,171	\$1,307	\$1,442
45% Income Level	\$709	\$760	\$912	\$1,054	\$1,176	\$1,298
40% Income Level	\$631	\$676	\$811	\$937	\$1,046	\$1,154
35% Income Level	\$552	\$591	\$709	\$820	\$915	\$1,009
30% Income Level	\$473	\$507	\$608	\$703	\$784	\$865

2018 TCAC INCOME LIMITS

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
LOS ANGELES								
100% Income Level	\$67,900	\$77,600	\$87,300	\$96,900	\$104,700	\$112,500	\$120,200	\$128,000
80% Income Level	\$54,320	\$62,080	\$69,840	\$77,520	\$83,760	\$90,000	\$96,160	\$102,400
70% Income Level	\$47,530	\$54,320	\$61,110	\$67,830	\$73,290	\$78,750	\$84,140	\$89,600
60% Income Level	\$40,740	\$46,560	\$52,380	\$58,140	\$62,820	\$67,500	\$72,120	\$76,800
55% Income Level	\$37,345	\$42,680	\$48,015	\$53,295	\$57,585	\$61,875	\$66,110	\$70,400
50% Income Level	\$33,950	\$38,800	\$43,650	\$48,450	\$52,350	\$56,250	\$60,100	\$64,000
45% Income Level	\$30,555	\$34,920	\$39,285	\$43,605	\$47,115	\$50,625	\$54,090	\$57,600
40% Income Level	\$27,160	\$31,040	\$34,920	\$38,760	\$41,880	\$45,000	\$48,080	\$51,200
35% Income Level	\$23,765	\$27,160	\$30,555	\$33,915	\$36,645	\$39,375	\$42,070	\$44,800
30% Income Level	\$20,370	\$23,280	\$26,190	\$29,070	\$31,410	\$33,750	\$36,060	\$38,400

2018 TCAC RENT LIMITS

	Efficiency	1-BR	2-BR	3-BR	4-BR	5-BR
LOS ANGELES						
100% Income Level	\$1,696	\$1,818	\$2,182	\$2,520	\$2,812	\$3,102
80% Income Level	\$1,358	\$1,455	\$1,746	\$2,016	\$2,250	\$2,482
70% Income Level	\$1,188	\$1,273	\$1,527	\$1,764	\$1,968	\$2,171
60% Income Level	\$1,018	\$1,091	\$1,309	\$1,512	\$1,687	\$1,861
55% Income Level	\$933	\$1,000	\$1,200	\$1,386	\$1,546	\$1,706
50% Income Level	\$848	\$909	\$1,091	\$1,260	\$1,406	\$1,551
45% Income Level	\$763	\$818	\$982	\$1,134	\$1,265	\$1,396
40% Income Level	\$679	\$727	\$873	\$1,008	\$1,125	\$1,241
35% Income Level	\$594	\$636	\$763	\$882	\$984	\$1,085
30% Income Level	\$509	\$545	\$654	\$756	\$843	\$930

State of California Department of Housing and Community Development

Multifamily Housing Program, AHSC, NPLH and VHHP 2017 MTSP Regular Income Limits HUD PDR-2017-01 4/14/17

Los Angeles County

County	MHP Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
100% AMI		\$63,100	\$72,100	\$81,100	\$90,100	\$97,400	\$104,600	\$111,800	\$119,000
60% AMI		\$37,860	\$43,260	\$48,660	\$54,060	\$58,440	\$62,760	\$67,080	\$71,400
55% AMI		\$34,705	\$39,655	\$44,605	\$49,555	\$53,570	\$57,530	\$61,490	\$65,450
50% AMI		\$31,550	\$36,050	\$40,550	\$45,050	\$48,700	\$52,300	\$55,900	\$59,500
45% AMI		\$28,395	\$32,445	\$36,495	\$40,545	\$43,830	\$47,070	\$50,310	\$53,550
40% AMI		\$25,240	\$28,840	\$32,440	\$36,040	\$38,960	\$41,840	\$44,720	\$47,600
35% AMI	MHP A	\$22,085	\$25,235	\$28,385	\$31,535	\$34,090	\$36,610	\$39,130	\$41,650
30% AMI	MHP B	\$18,930	\$21,630	\$24,330	\$27,030	\$29,220	\$31,380	\$33,540	\$35,700
25% AMI	MHP B	\$15,775	\$18,025	\$20,275	\$22,525	\$24,350	\$26,150	\$27,950	\$29,750
20% AMI	MHP C	\$12,620	\$14,420	\$16,220	\$18,020	\$19,480	\$20,920	\$22,360	\$23,800
15% AMI	MHP C	\$9,465	\$10,815	\$12,165	\$13,515	\$14,610	\$15,690	\$16,770	\$17,850

Multifamily Housing Program, AHSC, NPLH and VHHP 2017 MTSP Regular Rent Limits (gross rent incl. utility allow.) HUD PDR-2017-01 4/14/17

Los Angeles County

County	MHP Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
LOS ANGELES		Rent limits (greatest to lowest) 2017, 2016, 2011, 2012, 2015, 2013, 2010, 2014, 2009, 2008, 2007, 2006				
100% AMI		\$1,576	\$1,690	\$2,026	\$2,342	\$2,614
60% AMI		\$946	\$1,014	\$1,216	\$1,406	\$1,569
55% AMI		\$867	\$929	\$1,115	\$1,289	\$1,438
50% AMI		\$788	\$845	\$1,013	\$1,171	\$1,307
45% AMI		\$709	\$760	\$912	\$1,054	\$1,176
40% AMI		\$631	\$676	\$811	\$937	\$1,046
35% AMI	MHP A	\$552	\$591	\$709	\$820	\$915
30% AMI	MHP B	\$473	\$507	\$608	\$703	\$784
25% AMI	MHP B	\$394	\$422	\$506	\$585	\$653
20% AMI	MHP C	\$315	\$338	\$405	\$468	\$523
15% AMI	MHP C	\$236	\$253	\$304	\$351	\$392

<http://www.hcd.ca.gov/grants-funding/get-funding/index.shtml>

2018 STATE INCOME LIMITS

California State Income Limits apply to State and local affordable housing programs statutorily linked to HUD income limits and differ from income limits applicable to other specific federal, State, or local programs [such as Section 8].

2018 State Income Limits Briefing Materials California Code of Regulations, Title 25, Section 6932

Overview

The Department of Housing and Community Development (HCD), pursuant to Health & Safety Code Section 50093(c), must file updates to its State Income Limits with the Office of Administrative Law. HCD annually updates these income limits based on U.S. Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Housing Choice Voucher Program that HUD released on April 1, 2018.

HUD annually updates its Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits for extremely low, very low, and low-income households. HCD, pursuant to statutory provisions, makes the following additional revisions: (1) If necessary, increase a county's area median income to equal California's non-metropolitan median income, (2) adjusts area median income and household income category levels to not result in any decrease for any year after 2009 pursuant to HCD's February 2013 HH Policy. HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to not decrease income limits and area median income levels below a prior year's highest level and, (3) determines income limits for California's moderate-income category.

Following are brief summaries of technical methodologies used by HUD and HCD in updating income limits for different household income categories. For additional information, please refer to HUD's briefing materials at <https://www.huduser.gov/portal/datasets/il/il18/IncomeLimitsMethodology-FY18.pdf>.

Health and Safety Code (H&SC) [Section 50093](#) require the California Department of Housing and Community Development (HCD) to publish updated State Income Limits for extremely low, very low, low, and moderate-income categories when the U.S. Department of Housing and Urban Development (HUD) updates its Section 8 program income limits. HUD released updated FY 2018 income limits on April 1, 2018. HCD updated its 2018 State Income Limits (effective April 26, 2018) when requesting the Office of Administrative Law (OAL) to publish 2018 Income Limits in the California Code of Regulations ([Title 25, Section 6932](#)).

Section 6932. 2018 Income Limits

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County 4-Person Area Median Income: \$69,300	Extremely Low	20350	23250	26150	29050	31400	33740	38060	42380
	Very Low Income	33950	38800	43650	48450	52350	56250	60100	64000
	Low Income *	54250	62000	69750	77500	83700	89900	96100	102300
	Median Income	48500	55450	62350	69300	74850	80400	85950	91500
	Moderate Income	58200	66500	74850	83150	89800	96450	103100	109750

"The Department of Housing and Urban Development (HUD) sets income limits that determine eligibility for assisted housing programs including the Public Housing, Section 8 project-based, Section 8 Housing Choice Voucher, Section 202 housing for the elderly, and Section 811 housing for persons with disabilities programs. HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county."

(<https://www.huduser.gov/portal/datasets/il.html>)

<http://www.hcd.ca.gov/grants-funding/income-limits/index.shtml>