

Alameda County Housing & Community Development
Income and Rent Limits

The following Income and Rent Limits are compiled from HUD, State HCD, and TCAC. To access the reference material please use the following links.

- HUD <https://www.huduser.gov/portal/datasets/il.html>
- State HCD <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>
- TCAC <https://www.treasurer.ca.gov/ctcac/compliance.asp>

The current limits are effective as of the following dates.

- HUD
 - Income Limits May 15, 2023
 - Rent Limits June 15, 2023
- State HCD
 - Income Limits June 6, 2023
 - Rent Limits June 15, 2023
- TCAC
 - Income Limits May 15, 2023
 - Rent Limits May 15, 2023

Please note that the compiled limits are based on the limits used by projects within Alameda County HCD's portfolio of affordable housing projects. To determine which limits to use please always reference the Regulatory Agreement for the project.

Alameda County Housing & Community Development
Income Limits
(TCAC as of 05/15/2023, HUD as of 05/15/2023, State HCD as of 06/06/2023)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
State HCD	15%	\$15,550	\$17,750	\$20,000	\$22,200	\$24,000	\$25,750	\$27,550	\$29,300
TCAC	20%	\$20,720	\$23,680	\$26,640	\$29,580	\$31,960	\$34,320	\$36,680	\$39,060
TCAC	30%	\$31,080	\$35,520	\$39,960	\$44,670	\$47,940	\$51,480	\$55,020	\$58,590
HUD ¹	30%	\$31,050	\$35,500	\$39,950	\$44,350	\$47,900	\$51,450	\$55,000	\$58,550
TCAC	35%	\$36,260	\$41,440	\$46,620	\$51,765	\$55,930	\$60,060	\$64,190	\$68,355
TCAC	40%	\$41,440	\$47,360	\$53,280	\$59,160	\$63,920	\$68,640	\$73,360	\$78,120
TCAC	45%	\$46,620	\$53,280	\$59,940	\$66,555	\$71,910	\$77,220	\$82,530	\$87,885
TCAC	50%	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
HUD ¹	50%	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$85,800	\$91,700	\$97,650
TCAC	55%	\$56,980	\$65,120	\$73,260	\$81,345	\$87,890	\$94,380	\$100,870	\$107,415
TCAC	60%	\$62,160	\$71,040	\$79,920	\$88,740	\$95,880	\$102,960	\$110,040	\$117,180
HUD	60%	\$62,160	\$71,040	\$79,920	\$88,740	\$95,880	\$102,960	\$110,040	\$117,180
TCAC	70%	\$72,520	\$82,880	\$93,240	\$103,530	\$111,860	\$120,120	\$123,380	\$136,710
TCAC	80%	\$82,880	\$94,720	\$106,560	\$118,320	\$127,840	\$137,280	\$146,720	\$156,240
HUD ¹	80%	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$130,100	\$139,100	\$148,050
TCAC	100%	\$103,600	\$118,400	\$133,200	\$147,900	\$159,800	\$171,600	\$183,400	\$195,300
State HCD	100%	\$103,550	\$118,300	\$133,100	\$147,900	\$159,750	\$171,550	\$183,400	\$195,250
State HCD	120%	\$124,250	\$142,000	\$159,750	\$177,500	\$191,700	\$205,900	\$220,100	\$234,300

Notes:

1. State HCD's 30%, 50%, and 80% income levels match HUD's published 30%, 50%, and 80% income levels.
2. The 2023 published HUD Median Family Income for a Household of 4 is \$147,900.

Alameda County Housing & Community Development
Rent Limits

(TCAC as of 05/15/2023, HUD as of 06/15/2023, State HCD as of 06/15/2023)

Source	Income Level	Bedroom Size ¹				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$518	\$555	\$666	\$769	\$858
County HCD ²	20%	\$518	\$592	\$666	\$739	\$799
TCAC	30%	\$777	\$832	\$999	\$1,153	\$1,287
County HCD ²	30%	\$776	\$887	\$998	\$1,108	\$1,197
TCAC	35%	\$906	\$971	\$1,165	\$1,346	\$1,501
TCAC	40%	\$1,036	\$1,110	\$1,332	\$1,538	\$1,716
TCAC	45%	\$1,165	\$1,248	\$1,498	\$1,730	\$1,930
TCAC	50%	\$1,295	\$1,387	\$1,665	\$1,923	\$2,145
HUD ³	50%	\$1,295	\$1,387	\$1,665	\$1,923	\$2,145
County HCD ²	50%	\$1,295	\$1,480	\$1,665	\$1,848	\$1,997
TCAC	55%	\$1,424	\$1,526	\$1,831	\$2,115	\$2,359
TCAC	60%	\$1,554	\$1,665	\$1,998	\$2,307	\$2,574
County HCD ²	60%	\$1,554	\$1,776	\$1,998	\$2,218	\$2,397
HUD ³	65%	\$1,649	\$1,768	\$2,123	\$2,444	\$2,706
County HCD ²	65%	\$1,683	\$1,924	\$2,164	\$2,403	\$2,596
TCAC	70%	\$1,813	\$1,942	\$2,331	\$2,692	\$3,003
TCAC	80%	\$2,072	\$2,220	\$2,664	\$3,077	\$3,432
County HCD ²	90%	\$2,331	\$2,664	\$2,997	\$3,327	\$3,595
TCAC	100%	\$2,590	\$2,774	\$3,330	\$3,846	\$4,290

HOME Rent Limits

Source	Income Level	Bedroom Size ¹				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD ³	Low HOME	\$1,295	\$1,387	\$1,665	\$1,923	\$2,145
HUD ³	High HOME	\$1,649	\$1,768	\$2,123	\$2,444	\$2,706

Fair Market Rents

Source	Income Level	Bedroom Size ¹				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD ³	Fair Market	\$1,658	\$1,969	\$2,405	\$3,144	\$3,706

Notes:

1. To find rent limits for 5 bedroom and 6 bedroom units please refer to TCAC and HUD's published limits. Those bedroom sizes are not included in the table as the County's affordable housing portfolio does not include units of those sizes.
2. County HCD rent limits should only be used for projects that used the Assumed Household Size of 1 person per ST, 2 people per 1 BR, 3 people for 2 BR, 4 people per 3 BR, 5 people per 4 BR. The County HCD rent limits are calculated as 1/12th of 30% of the AMI's income limit. Please confirm with each project's Regulatory Agreement that this is the correct calculation to use when determining each units rent limit.
3. State HCD's HOME rent limits match HUD's published HOME rent limits.