

Household Income Limits

TCAC Method

\$138,600

HUD Metropolitan Fair Market Rent Area (HMFA)

Santa Ana-Anaheim-Irvine, CA HMFA

U.S. Department of Housing and Urban Development
May 1, 2026

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50052.5 and 50093.

NOTE: Maximums for Projects From Ceilings Post-1989 and For Projects Placed in Service before 12/31/2008 **

Hshold Size	20%			Extremely Low Income 30%			35%			40%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$26,060	\$2,172	\$652	\$39,090	\$3,258	\$977	\$45,605	\$3,800	\$1,140	\$52,120	\$4,343	\$1,303
TWO	\$29,780	\$2,482	\$745	\$44,670	\$3,723	\$1,117	\$52,115	\$4,343	\$1,303	\$59,560	\$4,963	\$1,489
THREE	\$33,500	\$2,792	\$838	\$50,250	\$4,188	\$1,256	\$58,625	\$4,885	\$1,466	\$67,000	\$5,583	\$1,675
FOUR	\$37,220	\$3,102	\$931	\$55,830	\$4,653	\$1,396	\$65,135	\$5,428	\$1,628	\$74,440	\$6,203	\$1,861
FIVE	\$40,200	\$3,350	\$1,005	\$60,300	\$5,025	\$1,508	\$70,350	\$5,863	\$1,759	\$80,400	\$6,700	\$2,010
SIX	\$43,180	\$3,598	\$1,080	\$64,770	\$5,398	\$1,619	\$75,565	\$6,297	\$1,889	\$86,360	\$7,197	\$2,159
SEVEN	\$46,160	\$3,847	\$1,154	\$69,240	\$5,770	\$1,731	\$80,780	\$6,732	\$2,020	\$92,320	\$7,693	\$2,308
EIGHT	\$49,140	\$4,095	\$1,229	\$73,710	\$6,143	\$1,843	\$85,995	\$7,166	\$2,150	\$98,280	\$8,190	\$2,457

Hshold Size	45%			Very Low Income 50%			55%			60%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$58,635	\$4,886	\$1,466	\$65,150	\$5,429	\$1,629	\$71,665	\$5,972	\$1,792	\$78,180	\$6,515	\$1,955
TWO	\$67,005	\$5,584	\$1,675	\$74,450	\$6,204	\$1,861	\$81,895	\$6,825	\$2,047	\$89,340	\$7,445	\$2,234
THREE	\$75,375	\$6,281	\$1,884	\$83,750	\$6,979	\$2,094	\$92,125	\$7,677	\$2,303	\$100,500	\$8,375	\$2,513
FOUR	\$83,745	\$6,979	\$2,094	\$93,050	\$7,754	\$2,326	\$102,355	\$8,530	\$2,559	\$111,660	\$9,305	\$2,792
FIVE	\$90,450	\$7,538	\$2,261	\$100,500	\$8,375	\$2,513	\$110,550	\$9,213	\$2,764	\$120,600	\$10,050	\$3,015
SIX	\$97,155	\$8,096	\$2,429	\$107,950	\$8,996	\$2,699	\$118,745	\$9,895	\$2,969	\$129,540	\$10,795	\$3,239
SEVEN	\$103,860	\$8,655	\$2,597	\$115,400	\$9,617	\$2,885	\$126,940	\$10,578	\$3,174	\$138,480	\$11,540	\$3,462
EIGHT	\$110,565	\$9,214	\$2,764	\$122,850	\$10,238	\$3,071	\$135,135	\$11,261	\$3,378	\$147,420	\$12,285	\$3,686

Hshold Size	65%			70%			Low Income 80%			100%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$84,695	\$7,058	\$2,117	\$91,210	\$7,601	\$2,280	\$104,240	\$8,687	\$2,606	\$130,300	\$10,858	\$3,258
TWO	\$96,785	\$8,065	\$2,420	\$104,230	\$8,686	\$2,606	\$119,120	\$9,927	\$2,978	\$148,900	\$12,408	\$3,723
THREE	\$108,875	\$9,073	\$2,722	\$117,250	\$9,771	\$2,931	\$134,000	\$11,167	\$3,350	\$167,500	\$13,958	\$4,188
FOUR	\$120,965	\$10,080	\$3,024	\$130,270	\$10,856	\$3,257	\$148,880	\$12,407	\$3,722	\$186,100	\$15,508	\$4,653
FIVE	\$130,650	\$10,888	\$3,266	\$140,700	\$11,725	\$3,518	\$160,800	\$13,400	\$4,020	\$201,000	\$16,750	\$5,025
SIX	\$140,335	\$11,695	\$3,508	\$151,130	\$12,594	\$3,778	\$172,720	\$14,393	\$4,318	\$215,900	\$17,992	\$5,398
SEVEN	\$150,020	\$12,502	\$3,751	\$161,560	\$13,463	\$4,039	\$184,640	\$15,387	\$4,616	\$230,800	\$19,233	\$5,770
EIGHT	\$159,705	\$13,309	\$3,993	\$171,990	\$14,333	\$4,300	\$196,560	\$16,380	\$4,914	\$245,700	\$20,475	\$6,143

Note: Income levels are adjusted by a HUD high cost area allowance.

This general income information is calculated from the U.S. Department of Housing and Urban Development (HUD) income figures. Specific program requirements may vary.