

Household Income Limits

TCAC Method

HUD Metropolitan Fair Market Rent Area (HMFA)

San Diego-Chula Vista-Carlsbad, CA MSA

\$130,900

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.

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

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	\$24,500	\$2,042	\$613	\$36,750	\$3,063	\$919	\$42,875	\$3,573	\$1,072	\$49,000	\$4,083	\$1,225
TWO	\$28,000	\$2,333	\$700	\$42,000	\$3,500	\$1,050	\$49,000	\$4,083	\$1,225	\$56,000	\$4,667	\$1,400
THREE	\$31,500	\$2,625	\$788	\$47,250	\$3,938	\$1,181	\$55,125	\$4,594	\$1,378	\$63,000	\$5,250	\$1,575
FOUR	\$34,980	\$2,915	\$875	\$52,470	\$4,373	\$1,312	\$61,215	\$5,101	\$1,530	\$69,960	\$5,830	\$1,749
FIVE	\$37,780	\$3,148	\$945	\$56,670	\$4,723	\$1,417	\$66,115	\$5,510	\$1,653	\$75,560	\$6,297	\$1,889
SIX	\$40,580	\$3,382	\$1,015	\$60,870	\$5,073	\$1,522	\$71,015	\$5,918	\$1,775	\$81,160	\$6,763	\$2,029
SEVEN	\$43,380	\$3,615	\$1,085	\$65,070	\$5,423	\$1,627	\$75,915	\$6,326	\$1,898	\$86,760	\$7,230	\$2,169
EIGHT	\$46,180	\$3,848	\$1,155	\$69,270	\$5,773	\$1,732	\$80,815	\$6,735	\$2,020	\$92,360	\$7,697	\$2,309

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	\$55,125	\$4,594	\$1,378	\$61,250	\$5,104	\$1,531	\$67,375	\$5,615	\$1,684	\$73,500	\$6,125	\$1,838
TWO	\$63,000	\$5,250	\$1,575	\$70,000	\$5,833	\$1,750	\$77,000	\$6,417	\$1,925	\$84,000	\$7,000	\$2,100
THREE	\$70,875	\$5,906	\$1,772	\$78,750	\$6,563	\$1,969	\$86,625	\$7,219	\$2,166	\$94,500	\$7,875	\$2,363
FOUR	\$78,705	\$6,559	\$1,968	\$87,450	\$7,288	\$2,186	\$96,195	\$8,016	\$2,405	\$104,940	\$8,745	\$2,624
FIVE	\$85,005	\$7,084	\$2,125	\$94,450	\$7,871	\$2,361	\$103,895	\$8,658	\$2,597	\$113,340	\$9,445	\$2,834
SIX	\$91,305	\$7,609	\$2,283	\$101,450	\$8,454	\$2,536	\$111,595	\$9,300	\$2,790	\$121,740	\$10,145	\$3,044
SEVEN	\$97,605	\$8,134	\$2,440	\$108,450	\$9,038	\$2,711	\$119,295	\$9,941	\$2,982	\$130,140	\$10,845	\$3,254
EIGHT	\$103,905	\$8,659	\$2,598	\$115,450	\$9,621	\$2,886	\$126,995	\$10,583	\$3,175	\$138,540	\$11,545	\$3,464

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	\$79,625	\$6,635	\$1,991	\$85,750	\$7,146	\$2,144	\$98,000	\$8,167	\$2,450	\$122,500	\$10,208	\$3,063
TWO	\$91,000	\$7,583	\$2,275	\$98,000	\$8,167	\$2,450	\$112,000	\$9,333	\$2,800	\$140,000	\$11,667	\$3,500
THREE	\$102,375	\$8,531	\$2,559	\$110,250	\$9,188	\$2,756	\$126,000	\$10,500	\$3,150	\$157,500	\$13,125	\$3,938
FOUR	\$113,685	\$9,474	\$2,842	\$122,430	\$10,203	\$3,061	\$139,920	\$11,660	\$3,498	\$174,900	\$14,575	\$4,373
FIVE	\$122,785	\$10,232	\$3,070	\$132,230	\$11,019	\$3,306	\$151,120	\$12,593	\$3,778	\$188,900	\$15,742	\$4,723
SIX	\$131,885	\$10,990	\$3,297	\$142,030	\$11,836	\$3,551	\$162,320	\$13,527	\$4,058	\$202,900	\$16,908	\$5,073
SEVEN	\$140,985	\$11,749	\$3,525	\$151,830	\$12,653	\$3,796	\$173,520	\$14,460	\$4,338	\$216,900	\$18,075	\$5,423
EIGHT	\$150,085	\$12,507	\$3,752	\$161,630	\$13,469	\$4,041	\$184,720	\$15,393	\$4,618	\$230,900	\$19,242	\$5,773

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.