

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 April 18, 2022
  - Rent Limits June 15, 2022
- State HCD
  - Income Limits May 13, 2022
  - Rent Limits June 15, 2022
- TCAC
  - Income Limits April 18, 2022
  - Rent Limits April 18, 2022

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 04/18/2022, HUD as of 04/18/2022, State HCD as of 05/13/2022)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
State HCD	15%	\$15,000	\$17,100	\$19,250	\$21,400	\$23,100	\$24,800	\$26,550	\$28,250
TCAC	20%	\$20,000	\$22,860	\$25,720	\$28,560	\$30,860	\$33,140	\$35,420	\$37,700
<b>TCAC</b>	<b>30%</b>	<b>\$30,000</b>	<b>\$34,290</b>	<b>\$38,580</b>	<b>\$42,840</b>	<b>\$46,290</b>	<b>\$49,710</b>	<b>\$53,130</b>	<b>\$56,550</b>
<b>HUD<sup>1</sup></b>	<b>30%</b>	<b>\$30,000</b>	<b>\$34,300</b>	<b>\$38,600</b>	<b>\$42,850</b>	<b>\$46,300</b>	<b>\$49,750</b>	<b>\$53,150</b>	<b>\$56,600</b>
TCAC	35%	\$35,000	\$40,005	\$45,010	\$49,980	\$54,005	\$57,995	\$61,985	\$65,975
TCAC	40%	\$40,000	\$45,720	\$51,440	\$57,120	\$61,720	\$66,280	\$70,840	\$75,400
TCAC	45%	\$45,000	\$51,435	\$57,870	\$64,260	\$69,435	\$74,565	\$79,695	\$84,825
<b>TCAC</b>	<b>50%</b>	<b>\$50,000</b>	<b>\$57,150</b>	<b>\$64,300</b>	<b>\$71,400</b>	<b>\$77,150</b>	<b>\$82,850</b>	<b>\$88,550</b>	<b>\$94,250</b>
<b>HUD<sup>1</sup></b>	<b>50%</b>	<b>\$50,000</b>	<b>\$57,150</b>	<b>\$64,300</b>	<b>\$71,400</b>	<b>\$77,150</b>	<b>\$82,850</b>	<b>\$88,550</b>	<b>\$94,250</b>
TCAC	55%	\$55,000	\$62,865	\$70,730	\$78,540	\$84,865	\$91,135	\$97,405	\$103,675
TCAC	60%	\$60,000	\$68,580	\$77,160	\$85,680	\$92,580	\$99,420	\$106,260	\$113,100
TCAC	70%	\$70,000	\$80,010	\$90,020	\$99,960	\$108,010	\$115,990	\$123,970	\$131,950
<b>TCAC</b>	<b>80%</b>	<b>\$80,000</b>	<b>\$91,440</b>	<b>\$102,880</b>	<b>\$114,240</b>	<b>\$123,440</b>	<b>\$132,560</b>	<b>\$141,680</b>	<b>\$150,800</b>
<b>HUD</b>	<b>80%</b>	<b>\$74,200</b>	<b>\$84,800</b>	<b>\$95,400</b>	<b>\$106,000</b>	<b>\$114,500</b>	<b>\$123,000</b>	<b>\$131,450</b>	<b>\$139,950</b>
<b>State HCD</b>	<b>80%</b>	<b>\$76,750</b>	<b>\$87,700</b>	<b>\$98,650</b>	<b>\$109,600</b>	<b>\$118,400</b>	<b>\$127,150</b>	<b>\$135,950</b>	<b>\$144,700</b>
<b>TCAC</b>	<b>100%</b>	<b>\$100,000</b>	<b>\$114,300</b>	<b>\$128,600</b>	<b>\$142,800</b>	<b>\$154,300</b>	<b>\$165,700</b>	<b>\$177,100</b>	<b>\$188,500</b>
<b>State HCD</b>	<b>100%</b>	<b>\$99,950</b>	<b>\$114,250</b>	<b>\$128,500</b>	<b>\$142,800</b>	<b>\$154,200</b>	<b>\$165,650</b>	<b>\$177,050</b>	<b>\$188,500</b>
State HCD	120%	\$119,950	\$137,100	\$154,200	\$171,350	\$185,050	\$198,750	\$212,450	\$226,200

Notes:

1. State HCD's 30% and 50% income levels match HUD's published 30% and 50% income levels.
2. The 2022 published HUD Median Family Income for a Household of 4 is \$142,800.

Alameda County Housing & Community Development  
Rent Limits

(TCAC as of 04/18/2022, HUD as of 06/15/2022, State HCD as of 06/15/2022)

Source	Income Level	Bedroom Size <sup>1</sup>				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$500	\$535	\$643	\$742	\$828
<b>TCAC</b>	<b>30%</b>	<b>\$750</b>	<b>\$803</b>	<b>\$964</b>	<b>\$1,114</b>	<b>\$1,242</b>
<b>County HCD<sup>2</sup></b>	<b>30%</b>	<b>\$750</b>	<b>\$857</b>	<b>\$965</b>	<b>\$1,071</b>	<b>\$1,157</b>
TCAC	35%	\$875	\$937	\$1,125	\$1,299	\$1,449
TCAC	40%	\$1,000	\$1,071	\$1,286	\$1,485	\$1,657
TCAC	45%	\$1,125	\$1,205	\$1,446	\$1,671	\$1,864
<b>TCAC</b>	<b>50%</b>	<b>\$1,250</b>	<b>\$1,339</b>	<b>\$1,607</b>	<b>\$1,856</b>	<b>\$2,071</b>
<b>HUD<sup>3</sup></b>	<b>50%</b>	<b>\$1,250</b>	<b>\$1,339</b>	<b>\$1,607</b>	<b>\$1,856</b>	<b>\$2,071</b>
TCAC	55%	\$1,375	\$1,473	\$1,768	\$2,042	\$2,278
<b>TCAC</b>	<b>60%</b>	<b>\$1,500</b>	<b>\$1,607</b>	<b>\$1,929</b>	<b>\$2,228</b>	<b>\$2,485</b>
<b>County HCD<sup>2</sup></b>	<b>60%</b>	<b>\$1,500</b>	<b>\$1,714</b>	<b>\$1,929</b>	<b>\$2,142</b>	<b>\$2,314</b>
HUD <sup>3</sup>	65%	\$1,555	\$1,668	\$2,003	\$2,306	\$2,553
TCAC	70%	\$1,750	\$1,875	\$2,250	\$2,599	\$2,899
<b>TCAC</b>	<b>80%</b>	<b>\$2,000</b>	<b>\$2,143</b>	<b>\$2,572</b>	<b>\$2,971</b>	<b>\$3,314</b>
<b>County HCD<sup>2</sup></b>	<b>80%</b>	<b>\$1,855</b>	<b>\$2,120</b>	<b>\$2,385</b>	<b>\$2,650</b>	<b>\$2,862</b>
TCAC	100%	\$2,500	\$2,678	\$3,214	\$3,712	\$4,142
County HCD <sup>2</sup>	120%	\$2,998	\$3,427	\$3,855	\$4,283	\$4,626

**HOME Rent Limits**

Source	Income Level	Bedroom Size <sup>1</sup>				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD <sup>3</sup>	Low HOME	\$1,250	\$1,339	\$1,607	\$1,856	\$2,071
HUD <sup>3</sup>	High HOME	\$1,538	\$1,668	\$2,003	\$2,306	\$2,553

**Fair Market Rents**

Source	Income Level	Bedroom Size <sup>1</sup>				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD <sup>3</sup>	Fair Market	\$1,538	\$1,854	\$2,274	\$3,006	\$3,578

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 using HUD income limits as TCAC provides all necessary rent limits. The County HCD rent limits are calculated as 1/12th of 30% of the AMI's income limit using the following assumed household size 1 person per ST, 2 people per 1 BR, 3 people for 2 BR, 4 people per 3 BR, 5 people per 4 BR. Please confirm with each project's Regulatory Agreement that this is the correct calculation to use when determining each unit's rent limit.
3. State HCD's HOME rent limits match HUD's published HOME rent limits.