

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-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>
- TCAC <https://www.treasurer.ca.gov/ctcac/compliance.asp>

The current limits are effective as of the following dates.

- HUD
  - Income Limits April 1, 2024
  - Rent Limits June 1, 2024
- State HCD
  - Income Limits May 9, 2024
  - Rent Limits June 1, 2024
- TCAC
  - Income Limits April 1, 2024
  - Rent Limits April 1, 2024

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 04/01/2024, HUD as of 04/01/2024, State HCD as of 05/09/2024)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
State HCD	15%	\$16,350	\$18,700	\$21,000	\$23,350	\$25,200	\$27,100	\$28,950	\$30,800
TCAC	20%	\$21,800	\$24,920	\$28,040	\$31,140	\$33,640	\$36,140	\$38,620	\$41,120
<b>TCAC</b>	<b>30%</b>	<b>\$32,700</b>	<b>\$37,380</b>	<b>\$42,060</b>	<b>\$46,710</b>	<b>\$50,460</b>	<b>\$54,210</b>	<b>\$57,930</b>	<b>\$61,680</b>
HUD <sup>1</sup>	30%	\$32,700	\$37,400	\$42,050	\$46,700	\$50,450	\$54,200	\$57,950	\$61,650
TCAC	35%	\$38,150	\$43,610	\$49,070	\$54,495	\$58,870	\$63,245	\$67,585	\$71,960
TCAC	40%	\$43,600	\$49,840	\$56,080	\$62,280	\$67,280	\$72,280	\$77,240	\$82,240
TCAC	45%	\$49,050	\$56,070	\$63,090	\$70,065	\$75,690	\$81,315	\$86,895	\$92,520
<b>TCAC</b>	<b>50%</b>	<b>\$54,500</b>	<b>\$62,300</b>	<b>\$70,100</b>	<b>\$77,850</b>	<b>\$84,100</b>	<b>\$90,350</b>	<b>\$96,550</b>	<b>\$102,800</b>
HUD <sup>1</sup>	50%	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
TCAC	55%	\$59,950	\$68,530	\$77,110	\$85,635	\$92,510	\$99,385	\$106,205	\$113,080
<b>TCAC</b>	<b>60%</b>	<b>\$65,400</b>	<b>\$74,760</b>	<b>\$84,120</b>	<b>\$93,420</b>	<b>\$100,920</b>	<b>\$108,420</b>	<b>\$115,860</b>	<b>\$123,360</b>
HUD	60%	\$65,400	\$74,760	\$84,120	\$93,420	\$100,920	\$108,420	\$115,860	\$123,360
TCAC	70%	\$76,300	\$87,220	\$98,140	\$108,990	\$117,740	\$126,490	\$135,170	\$143,920
<b>TCAC</b>	<b>80%</b>	<b>\$87,200</b>	<b>\$99,680</b>	<b>\$112,160</b>	<b>\$124,560</b>	<b>\$134,560</b>	<b>\$144,560</b>	<b>\$154,480</b>	<b>\$164,480</b>
HUD <sup>1</sup>	80%	\$84,600	\$96,650	\$108,750	\$120,800	\$130,500	\$140,150	\$149,800	\$159,500
<b>TCAC</b>	<b>100%</b>	<b>\$100,900</b>	<b>\$124,600</b>	<b>\$140,200</b>	<b>\$155,700</b>	<b>\$168,200</b>	<b>\$180,700</b>	<b>\$193,100</b>	<b>\$205,600</b>
State HCD	100%	\$109,000	\$124,550	\$140,150	\$155,700	\$168,150	\$180,600	\$193,050	\$205,500
State HCD	120%	\$130,800	\$149,500	\$168,150	\$186,850	\$201,800	\$216,750	\$231,700	\$246,650

Notes:

1. State HCD's 30%, 50%, and 80% income levels match HUD's published 30%, 50%, and 80% income levels.
2. The 2024 published HUD Median Family Income for a Household of 4 is \$155,700.

Alameda County Housing & Community Development  
 Rent Limits  
 (TCAC as of 04/01/2024, HUD as of 06/01/2024, State HCD as of 06/01/2024)

		Bedroom Size <sup>1</sup>				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$545	\$584	\$701	\$809	\$903
County HCD <sup>2</sup>	20%	\$545	\$623	\$701	\$778	\$841
TCAC	30%	\$817	\$876	\$1,051	\$1,214	\$1,355
County HCD <sup>2</sup>	30%	\$817	\$935	\$1,051	\$1,167	\$1,261
TCAC	35%	\$953	\$1,022	\$1,226	\$1,417	\$1,581
TCAC	40%	\$1,090	\$1,168	\$1,402	\$1,619	\$1,807
TCAC	45%	\$1,226	\$1,314	\$1,577	\$1,821	\$2,032
TCAC	50%	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258
HUD <sup>3</sup>	50%	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258
County HCD <sup>2</sup>	50%	\$1,362	\$1,557	\$1,752	\$1,946	\$2,102
TCAC	55%	\$1,498	\$1,606	\$1,927	\$2,226	\$2,484
TCAC	60%	\$1,635	\$1,752	\$2,103	\$2,429	\$2,710
County HCD <sup>2</sup>	60%	\$1,635	\$1,869	\$2,103	\$2,335	\$2,523
HUD <sup>3</sup>	65%	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790
County HCD <sup>2</sup>	65%	\$1,771	\$2,024	\$2,278	\$2,530	\$2,733
TCAC	70%	\$1,907	\$2,044	\$2,453	\$2,834	\$3,162
TCAC	80%	\$2,180	\$2,336	\$2,804	\$3,239	\$3,614
County HCD <sup>2</sup>	90%	\$2,452	\$2,803	\$3,154	\$3,503	\$3,784
TCAC	100%	\$2,724	\$2,920	\$3,504	\$4,048	\$4,516

**HOME Rent Limits**

		Bedroom Size <sup>1</sup>				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD <sup>3</sup>	Low HOME	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258
HUD <sup>3</sup>	High HOME	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790

**Fair Market Rents**

		Bedroom Size <sup>1</sup>				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD <sup>3</sup>	Fair Market	\$1,825	\$2,131	\$2,590	\$3,342	\$3,954

**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.