

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
TCAC	30%	\$32,700	\$37,380	\$42,060	\$46,710	\$50,460	\$54,210	\$57,930	\$61,680
HUD¹	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
TCAC	50%	\$54,500	\$62,300	\$70,100	\$77,850	\$84,100	\$90,350	\$96,550	\$102,800
HUD¹	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
TCAC	60%	\$65,400	\$74,760	\$84,120	\$93,420	\$100,920	\$108,420	\$115,860	\$123,360
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
TCAC	80%	\$87,200	\$99,680	\$112,160	\$124,560	\$134,560	\$144,560	\$154,480	\$164,480
HUD¹	80%	\$84,600	\$96,650	\$108,750	\$120,800	\$130,500	\$140,150	\$149,800	\$159,500
TCAC	100%	\$100,900	\$124,600	\$140,200	\$155,700	\$168,200	\$180,700	\$193,100	\$205,600
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 ¹				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$545	\$584	\$701	\$809	\$903
County HCD²	20%	\$545	\$623	\$701	\$778	\$841
TCAC	30%	\$817	\$876	\$1,051	\$1,214	\$1,355
County HCD²	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
HUD³	50%	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258
County HCD²	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 HCD²	60%	\$1,635	\$1,869	\$2,103	\$2,335	\$2,523
HUD³	65%	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790
County HCD²	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 ²	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 ¹				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD ³	Low HOME	\$1,362	\$1,460	\$1,752	\$2,024	\$2,258
HUD ³	High HOME	\$1,699	\$1,821	\$2,187	\$2,519	\$2,790

Fair Market Rents

		Bedroom Size ¹				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
HUD ³	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.