

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, 2025
	Rent Limits	June 1, 2025
State HCD		
	Income Limits	April 23, 2025
	Rent Limits	June 1, 2025
TCAC		
	Income Limits	April 1, 2025
	Rent Limits	April 1, 2025

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 04/01/2025, HUD as of 04/01/2025, State HCD as of 04/23/2025)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
State HCD	15%	\$16,750	\$19,150	\$21,550	\$23,950	\$25,850	\$27,800	\$29,700	\$31,600
TCAC	20%	\$22,380	\$25,580	\$28,780	\$31,960	\$34,520	\$37,080	\$39,640	\$42,200
TCAC	30%	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780	\$55,620	\$59,460	\$63,300
HUD¹	30%	\$33,600	\$38,400	\$43,200	\$47,950	\$51,800	\$55,650	\$59,500	\$63,300
TCAC	35%	\$39,165	\$44,765	\$50,365	\$55,930	\$60,410	\$64,890	\$69,370	\$73,850
TCAC	40%	\$44,760	\$51,160	\$57,560	\$63,920	\$69,040	\$74,160	\$79,280	\$84,400
TCAC	45%	\$50,355	\$57,555	\$64,755	\$71,910	\$77,670	\$83,430	\$89,190	\$94,950
TCAC	50%	\$55,950	\$63,960	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
HUD¹	50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
TCAC	55%	\$61,545	\$70,345	\$79,145	\$87,890	\$94,930	\$101,970	\$109,010	\$116,050
TCAC	60%	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$111,240	\$118,920	\$126,600
HUD	60%	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$111,240	\$118,920	\$126,600
TCAC	70%	\$78,330	\$89,530	\$100,730	\$111,860	\$120,820	\$129,780	\$138,740	\$147,700
TCAC	80%	\$89,520	\$102,320	\$115,120	\$127,840	\$138,080	\$148,320	\$158,560	\$168,800
HUD¹	80%	\$87,550	\$100,050	\$112,550	\$125,050	\$135,100	\$145,100	\$155,100	\$165,100
TCAC	100%	\$111,900	\$127,900	\$143,900	\$159,800	\$172,600	\$185,400	\$198,200	\$211,000
State HCD	100%	\$111,850	\$127,850	\$143,800	\$159,800	\$172,600	\$185,350	\$198,150	\$210,950
State HCD	120%	\$134,250	\$153,400	\$172,600	\$191,750	\$207,100	\$222,450	\$237,750	\$253,100

Notes:

1. State HCD's 30%, 50%, and 80% income levels match HUD's published 30%, 50%, and 80% income levels.
2. The 2025 published HUD Median Family Income for a Household of 4 is \$159,800.

Alameda County Housing & Community Development

Rent Limits

(TCAC as of 04/01/2025, HUD as of 06/01/2025, State HCD as of 06/01/2025)

Source	Income Level	Bedroom Size ¹				
		ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$559	\$599	\$719	\$831	\$927
County HCD²	20%	\$559	\$639	\$719	\$799	\$863
TCAC	30%	\$839	\$899	\$1,079	\$1,246	\$1,390
County HCD²	30%	\$840	\$960	\$1,080	\$1,198	\$1,295
TCAC	35%	\$979	\$1,049	\$1,259	\$1,454	\$1,622
TCAC	40%	\$1,119	\$1,199	\$1,439	\$1,662	\$1,854
TCAC	45%	\$1,258	\$1,348	\$1,618	\$1,869	\$2,085
TCAC	50%	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
HUD³	50%	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
County HCD²	50%	\$1,398	\$1,598	\$1,798	\$1,997	\$2,157
TCAC	55%	\$1,538	\$1,648	\$1,978	\$2,285	\$2,549
TCAC	60%	\$1,678	\$1,798	\$2,158	\$2,493	\$2,781
County HCD²	60%	\$1,678	\$1,918	\$2,158	\$2,397	\$2,589
HUD³	65%	\$1,798	\$1,928	\$2,316	\$2,667	\$2,955
County HCD²	65%	\$1,818	\$2,078	\$2,338	\$2,596	\$2,804
TCAC	70%	\$1,958	\$2,098	\$2,518	\$2,908	\$3,244
TCAC	80%	\$2,238	\$2,398	\$2,878	\$3,324	\$3,708
County HCD²	90%	\$2,517	\$2,877	\$3,237	\$3,595	\$3,883
TCAC	100%	\$2,796	\$2,996	\$3,596	\$4,154	\$4,634

HOME Rent Limits

Source	Income Level	Bedroom Size ¹				
		ST	1 BR	2 BR	3 BR	4 BR
HUD ³	Low HOME	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317
HUD ³	High HOME	\$1,798	\$1,928	\$2,316	\$2,667	\$2,955

Fair Market Rents

Source	Income Level	Bedroom Size ¹				
		ST	1 BR	2 BR	3 BR	4 BR
HUD ³	Fair Market	\$1,937	\$2,201	\$2,682	\$3,432	\$4,077

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.