

Alameda County Housing & Community Development
Income and Rent Limits
Updated July 6, 2026

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>

The current limits are effective as of the following dates.

HUD		
	Income Limits	May 1, 2026
	Rent Limits	June 1, 2026
State HCD		
	Income Limits	May 26, 2026
	Rent Limits	June 1, 2026
TCAC		
	Income Limits	May 1, 2026
	Rent Limits	May 1, 2026

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 05/01/2026, HUD as of 05/01/2026, State HCD as of 05/26/2026)

Source	Income Level	HH Size							
		1	2	3	4	5	6	7	8
State HCD	15%	\$17,100	\$19,500	\$21,950	\$24,400	\$26,350	\$28,300	\$30,250	\$32,200
TCAC	20%	\$23,760	\$27,160	\$30,560	\$33,940	\$36,660	\$39,380	\$42,100	\$44,820
TCAC	30%	\$35,640	\$40,740	\$45,840	\$50,910	\$54,990	\$59,070	\$63,150	\$67,230
HUD¹	30%	\$35,650	\$40,750	\$45,850	\$50,900	\$55,000	\$59,050	\$63,150	\$67,200
TCAC	35%	\$41,580	\$47,530	\$53,480	\$59,395	\$64,155	\$68,915	\$73,675	\$78,435
TCAC	40%	\$47,520	\$54,320	\$61,120	\$67,880	\$73,320	\$78,760	\$84,200	\$89,640
TCAC	45%	\$53,460	\$61,110	\$68,760	\$76,365	\$82,485	\$88,605	\$94,725	\$100,845
TCAC	50%	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
HUD¹	50%	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
TCAC	55%	\$65,340	\$74,690	\$84,040	\$93,335	\$100,815	\$108,295	\$115,775	\$123,255
TCAC	60%	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460
HUD	60%	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460
TCAC	70%	\$83,160	\$95,060	\$106,960	\$118,790	\$128,310	\$137,830	\$147,350	\$156,870
TCAC	80%	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280
HUD¹	80%	\$95,050	\$108,600	\$122,200	\$135,750	\$146,650	\$157,500	\$168,350	\$179,200
TCAC	100%	\$118,800	\$135,800	\$152,800	\$169,700	\$183,300	\$196,900	\$210,500	\$224,100
State HCD	100%	\$113,950	\$130,250	\$146,500	\$162,800	\$175,800	\$188,850	\$201,850	\$214,900
State HCD	120%	\$136,750	\$156,300	\$175,800	\$195,350	\$211,000	\$226,600	\$242,250	\$257,850

Notes:

1. State HCD's 30%, 50%, and 80% income levels match HUD's published 30%, 50%, and 80% income levels.
2. The 2026 published HUD Median Family Income for a Household of 4 is \$162,800.

Alameda County Housing & Community Development

Rent Limits

(TCAC as of 05/01/2026, HUD as of 06/01/2026, State HCD as of 06/01/2026)

		Bedroom Size ¹				
Source	Income Level	ST/SRO	1 BR	2 BR	3 BR	4 BR
TCAC	20%	\$594	\$636	\$764	\$882	\$984
County HCD²	20%	\$594	\$679	\$764	\$848	\$916
TCAC	30%	\$891	\$954	\$1,146	\$1,323	\$1,476
County HCD²	30%	\$891	\$1,018	\$1,146	\$1,272	\$1,375
TCAC	35%	\$1,039	\$1,113	\$1,337	\$1,544	\$1,722
TCAC	40%	\$1,188	\$1,273	\$1,528	\$1,765	\$1,969
TCAC	45%	\$1,336	\$1,432	\$1,719	\$1,985	\$2,215
TCAC	50%	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
HUD³	50%	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
County HCD²	50%	\$1,485	\$1,697	\$1,910	\$2,121	\$2,291
TCAC	55%	\$1,633	\$1,750	\$2,101	\$2,426	\$2,707
TCAC	60%	\$1,782	\$1,909	\$2,292	\$2,647	\$2,953
County HCD²	60%	\$1,782	\$2,037	\$2,292	\$2,545	\$2,749
HUD³	65%	\$1,911	\$2,049	\$2,461	\$2,834	\$3,141
County HCD²	65%	\$1,930	\$2,206	\$2,483	\$2,757	\$2,978
TCAC	70%	\$2,079	\$2,227	\$2,674	\$3,088	\$3,445
TCAC	80%	\$2,376	\$2,546	\$3,056	\$3,530	\$3,938
County HCD ²	90%	\$2,673	\$3,055	\$3,438	\$3,818	\$4,124
TCAC	100%	\$2,970	\$3,182	\$3,820	\$4,412	\$4,922

HOME Rent Limits

		Bedroom Size ¹				
Source	Income Level	ST	1 BR	2 BR	3 BR	4 BR
HUD ³	Low HOME	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
HUD ³	High HOME	\$1,911	\$2,049	\$2,461	\$2,834	\$3,141

Fair Market Rents

		Bedroom Size ¹				
Source	Income Level	ST	1 BR	2 BR	3 BR	4 BR
HUD ³	Fair Market	\$2,142	\$2,385	\$2,912	\$3,724	\$4,413

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.