

State of California
Department of Housing and Community Development
Multifamily Housing Program

Income and Rent Limits based on State Median Income
Issued and Effective 3/28/16 per HUD Notice PDR-2016-01
for use with projects funded pursuant to NOFA's dated on or before 1/16/03

State Median Income: \$71,400 ¹

Income Limits by Household Size

Persons	1	2	3	4	5	6	7	8
100% SMI	\$49,980	\$57,120	\$64,260	\$71,400	\$77,112	\$82,824	\$88,536	\$94,248
50% SMI	\$24,990	\$28,560	\$32,130	\$35,700	\$38,556	\$41,412	\$44,268	\$47,124
40% SMI	\$19,992	\$22,848	\$25,704	\$28,560	\$30,845	\$33,130	\$35,414	\$37,699
35% SMI	\$17,493	\$19,992	\$22,491	\$24,990	\$26,989	\$28,988	\$30,988	\$32,987
30% SMI	\$14,994	\$17,136	\$19,278	\$21,420	\$23,134	\$24,847	\$26,561	\$28,274
20% SMI ²	\$11,509	\$12,390	\$13,846	\$15,497	\$17,622	\$19,802	\$21,759	\$23,699

Rent Limits by Unit Size

Bedrooms	0	1	2	3	4	5
100% SMI	\$1,250	\$1,339	\$1,607	\$1,856	\$2,071	\$2,285
50% SMI	\$625	\$669	\$803	\$928	\$1,035	\$1,142
40% SMI	\$500	\$536	\$643	\$743	\$828	\$914
35% SMI	\$437	\$469	\$562	\$650	\$725	\$800
30% SMI	\$375	\$402	\$482	\$557	\$621	\$685
20% SMI	\$288	\$299	\$346	\$414	\$495	\$568

NOTES

¹To conform to rules of the low income housing tax credit program, HCD is "Holding Harmless" the Income and Rent Limits for 2016. Therefore, the 2016 Income and Rent Limits for projects funded pursuant to NOFA's dated on or before 1/16/03 will be based on the State Median Income (SMI) of \$71,400 as issued on 12/1/11 (HUD Notice PDR-2012-01) instead of the SMI of \$70,000 as issued on 3/28/16 (HUD Notice PDR-2016-01).

²The 20% SMI income limits have been adjusted to avoid excluding single SSI recipients and families receiving CalWORK's payments.