

2020 State Income Limits

Persons In Household	1	2	3	4	5	6	7	8	9
Alameda and Contra Costa County Areas Median Income: \$119,200	Extremely Low	27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700
	Very Low Income	45,700	52,200	58,750	65,250	70,500	75,700	80,950	86,150
	Low Income	73,100	83,550	94,000	104,400	112,800	121,150	129,500	137,850
	Median Income	83,450	95,350	107,300	119,200	128,750	138,250	147,800	157,350
	Moderate Income	100,150	114,450	128,750	143,050	154,500	165,950	177,400	188,850
Marin and San Francisco and San Mateo County Areas Median Income: \$143,100	Extremely Low	36,550	41,800	47,000	52,200	56,400	60,600	64,750	68,950
	Very Low Income	60,900	69,600	78,300	87,000	94,000	100,950	107,900	114,850
	Low Income	97,600	111,550	125,500	139,400	150,600	161,750	172,900	184,050
	Median Income	100,150	114,500	128,800	143,100	154,550	166,000	177,450	188,900
	Moderate Income	120,200	137,350	154,550	171,700	185,450	199,150	212,900	226,650
Napa County Area Median Income \$109,200	Extremely Low	22,750	26,000	29,250	32,500	35,100	37,700	40,300	44,120
	Very Low Income	37,950	43,350	48,750	54,150	58,500	62,850	67,150	71,500
	Low Income	60,100	68,650	77,250	85,800	92,700	99,550	106,400	113,300
	Median Income	76,450	87,350	98,300	109,200	117,950	126,650	135,400	144,150
	Moderate Income	91,750	104,850	117,950	131,050	141,550	152,000	162,500	173,000
Santa Clara County Area Median Income \$141,600	Extremely Low	33,150	37,900	42,650	47,350	51,150	54,950	58,750	62,550
	Very Low Income	55,300	63,200	71,100	78,950	85,300	91,600	97,900	104,250
	Low Income	78,550	89,750	100,950	112,150	121,150	130,100	139,100	148,050
	Median Income	99,100	113,300	127,450	141,600	152,950	164,250	175,600	186,900
	Moderate Income	118,950	135,900	152,900	169,900	183,500	197,100	210,700	224,250
Solano County Area Median Income \$95,400	Extremely Low	19,450	22,200	25,000	27,750	30,680	35,160	39,640	44,120
	Very Low Income	32,400	37,000	41,650	46,250	49,950	53,650	57,350	61,050
	Low Income	51,800	59,200	66,600	73,950	79,900	85,800	91,700	97,650
	Median Income	66,800	76,300	85,850	95,400	103,050	110,650	118,300	125,950
	Moderate Income	80,150	91,600	103,050	114,500	123,650	132,800	142,000	151,150
Sonoma County Area Median Income: \$102,700	Extremely Low	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050
	Very Low Income	39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000
	Low Income	63,650	98,200	105,450	112,750	120,000	142,950	152,850	162,700
	Median Income	71,900	82,150	92,450	102,700	110,900	119,150	127,350	135,550
	Moderate Income	86,300	98,600	110,950	123,250	133,100	142,950	152,850	162,700

HUD USER FY 2021 Fair Market Rents (FMR) for All Bedroom Sizes

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Oakland-Fremont HUD Metro FMR Area includes jurisdictions in Contra Costa County and Alameda County	\$1,595	\$1,934	\$2,383	\$3,196	\$3,863
San Francisco HUD Metro FMR Area includes Jurisdictions in Marin, San Mateo and San Francisco Counties	\$2,350	\$2,923	\$3,553	\$4,567	\$4,970
Napa MSA includes all jurisdictions in Napa County	\$1,331	\$1,531	\$2,018	\$2,826	\$2,836
San Jose-Sunnyvale-Santa Clara HUD Metro FMR Area	\$2,228	\$2,558	\$3,051	\$3,984	\$4,593
Vallejo-Fairfield MSA includes all jurisdictions in Solano County	\$1,190	\$1,351	\$1,617	\$2,314	\$2,800
Santa Rosa MSA includes jurisdictions in Sonoma County	\$1,340	\$1,519	\$1,996	\$2,825	\$3,254

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/select_Geography.odn