

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: CALIFORNIA

----- A D J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Bakersfield, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Chico, CA MSA</b>								
VERY LOW INCOME	31300	31300	31300	31300	41300	41300	41300	41300
LOW INCOME	50100	50100	50100	50100	66150	66150	66150	66150
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>El Centro, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Fresno, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Hanford-Corcoran, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Los Angeles-Long Beach-Anaheim, CA MSA</b>								
<b>Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	45050	45050	45050	45050	59450	59450	59450	59450
LOW INCOME	72100	72100	72100	72100	95150	95150	95150	95150
MOD.INC-GUAR.LOAN	103650	103650	103650	103650	136800	136800	136800	136800
<b>Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	52150	52150	52150	52150	68850	68850	68850	68850
LOW INCOME	84550	84550	84550	84550	111600	111600	111600	111600
MOD.INC-GUAR.LOAN	121550	121550	121550	121550	160450	160450	160450	160450
<b>Madera, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

\* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

\*\* MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT



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STATE: CALIFORNIA

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Merced, CA MSA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Modesto, CA MSA</b>								
VERY LOW INCOME	31000	31000	31000	31000	40900	40900	40900	40900
LOW INCOME	49600	49600	49600	49600	65450	65450	65450	65450
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Napa, CA MSA</b>								
VERY LOW INCOME	46550	46550	46550	46550	61450	61450	61450	61450
LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
MOD.INC-GUAR.LOAN	107100	107100	107100	107100	141350	141350	141350	141350
<b>Oxnard-Thousand Oaks-Ventura, CA MSA</b>								
VERY LOW INCOME	49950	49950	49950	49950	65950	65950	65950	65950
LOW INCOME	82150	82150	82150	82150	108450	108450	108450	108450
MOD.INC-GUAR.LOAN	118100	118100	118100	118100	155900	155900	155900	155900
<b>Redding, CA MSA</b>								
VERY LOW INCOME	30900	30900	30900	30900	40800	40800	40800	40800
LOW INCOME	49450	49450	49450	49450	65250	65250	65250	65250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Riverside-San Bernardino-Ontario, CA MSA</b>								
VERY LOW INCOME	33500	33500	33500	33500	44200	44200	44200	44200
LOW INCOME	53600	53600	53600	53600	70750	70750	70750	70750
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Sacramento-Roseville-Arden-Arcade, CA MS</b>								
<b>Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	38050	38050	38050	38050	50250	50250	50250	50250
LOW INCOME	60900	60900	60900	60900	80400	80400	80400	80400
MOD.INC-GUAR.LOAN	87550	87550	87550	87550	115550	115550	115550	115550
<b>Yolo, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	38450	38450	38450	38450	50750	50750	50750	50750
LOW INCOME	61500	61500	61500	61500	81200	81200	81200	81200
MOD.INC-GUAR.LOAN	88400	88400	88400	88400	116700	116700	116700	116700

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: CALIFORNIA

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P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Salinas, CA MSA</b>								
VERY LOW INCOME	40700	40700	40700	40700	53700	53700	53700	53700
LOW INCOME	65100	65100	65100	65100	85950	85950	85950	85950
MOD.INC-GUAR.LOAN	93600	93600	93600	93600	123550	123550	123550	123550
<b>San Diego-Carlsbad, CA MSA</b>								
VERY LOW INCOME	45450	45450	45450	45450	60000	60000	60000	60000
LOW INCOME	74500	74500	74500	74500	98350	98350	98350	98350
MOD.INC-GUAR.LOAN	107100	107100	107100	107100	141350	141350	141350	141350
<b>San Francisco-Oakland-Hayward, CA MSA</b>								
<b>Oakland-Fremont, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	52150	52150	52150	52150	68850	68850	68850	68850
LOW INCOME	101350	101350	101350	101350	133800	133800	133800	133800
MOD.INC-GUAR.LOAN	145700	145700	145700	145700	192300	192300	192300	192300
<b>San Francisco, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	65800	65800	65800	65800	86850	86850	86850	86850
LOW INCOME	140700	140700	140700	140700	185700	185700	185700	185700
MOD.INC-GUAR.LOAN	202250	202250	202250	202250	266950	266950	266950	266950
<b>San Jose-Sunnyvale-Santa Clara, CA MSA</b>								
<b>San Benito County, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	41800	41800	41800	41800	55200	55200	55200	55200
LOW INCOME	66900	66900	66900	66900	88300	88300	88300	88300
MOD.INC-GUAR.LOAN	96150	96150	96150	96150	126900	126900	126900	126900
<b>San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area</b>								
VERY LOW INCOME	59700	59700	59700	59700	78800	78800	78800	78800
LOW INCOME	103500	103500	103500	103500	136600	136600	136600	136600
MOD.INC-GUAR.LOAN	148800	148800	148800	148800	196400	196400	196400	196400
<b>San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA</b>								
VERY LOW INCOME	40850	40850	40850	40850	53900	53900	53900	53900
LOW INCOME	65350	65350	65350	65350	86250	86250	86250	86250
MOD.INC-GUAR.LOAN	93950	93950	93950	93950	124000	124000	124000	124000
<b>Santa Cruz-Watsonville, CA MSA</b>								
VERY LOW INCOME	50400	50400	50400	50400	66550	66550	66550	66550
LOW INCOME	85200	85200	85200	85200	112450	112450	112450	112450
MOD.INC-GUAR.LOAN	122500	122500	122500	122500	161700	161700	161700	161700

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

----- A D J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Santa Maria-Santa Barbara, CA MSA								
VERY LOW INCOME	45000	45000	45000	45000	59400	59400	59400	59400
LOW INCOME	72500	72500	72500	72500	95700	95700	95700	95700
MOD.INC-GUAR.LOAN	104200	104200	104200	104200	137550	137550	137550	137550
Santa Rosa, CA MSA								
VERY LOW INCOME	44050	44050	44050	44050	58150	58150	58150	58150
LOW INCOME	73300	73300	73300	73300	96750	96750	96750	96750
MOD.INC-GUAR.LOAN	105350	105350	105350	105350	139050	139050	139050	139050
Stockton-Lodi, CA MSA								
VERY LOW INCOME	33150	33150	33150	33150	43750	43750	43750	43750
LOW INCOME	53050	53050	53050	53050	70050	70050	70050	70050
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Vallejo-Fairfield, CA MSA								
VERY LOW INCOME	41300	41300	41300	41300	54500	54500	54500	54500
LOW INCOME	66100	66100	66100	66100	87250	87250	87250	87250
MOD.INC-GUAR.LOAN	95000	95000	95000	95000	125400	125400	125400	125400
Visalia-Porterville, CA MSA								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Yuba City, CA MSA								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Alpine County, CA								
VERY LOW INCOME	43200	43200	43200	43200	57000	57000	57000	57000
LOW INCOME	68000	68000	68000	68000	89750	89750	89750	89750
MOD.INC-GUAR.LOAN	97750	97750	97750	97750	129050	129050	129050	129050
Amador County, CA								
VERY LOW INCOME	36150	36150	36150	36150	47700	47700	47700	47700
LOW INCOME	57850	57850	57850	57850	76350	76350	76350	76350
MOD.INC-GUAR.LOAN	83150	83150	83150	83150	109750	109750	109750	109750

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: CALIFORNIA

----- A D J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Calaveras County, CA</b>								
VERY LOW INCOME	35100	35100	35100	35100	46350	46350	46350	46350
LOW INCOME	56150	56150	56150	56150	74100	74100	74100	74100
MOD. INC-GUAR. LOAN	80700	80700	80700	80700	106500	106500	106500	106500
<b>Colusa County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Del Norte County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Glenn County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Humboldt County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Inyo County, CA</b>								
VERY LOW INCOME	36000	36000	36000	36000	47500	47500	47500	47500
LOW INCOME	57600	57600	57600	57600	76050	76050	76050	76050
MOD. INC-GUAR. LOAN	82800	82800	82800	82800	109300	109300	109300	109300
<b>Lake County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Lassen County, CA</b>								
VERY LOW INCOME	34700	34700	34700	34700	45800	45800	45800	45800
LOW INCOME	55500	55500	55500	55500	73250	73250	73250	73250
MOD. INC-GUAR. LOAN	79800	79800	79800	79800	105350	105350	105350	105350

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: CALIFORNIA		----- A D J U S T E D I N C O M E L I M I T S -----							
	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Mariposa County, CA	VERY LOW INCOME	32750	32750	32750	32750	43250	43250	43250	43250
	LOW INCOME	52400	52400	52400	52400	69150	69150	69150	69150
	MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Mendocino County, CA	VERY LOW INCOME	30450	30450	30450	30450	40200	40200	40200	40200
	LOW INCOME	48700	48700	48700	48700	64300	64300	64300	64300
	MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Modoc County, CA	VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
	LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
	MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Mono County, CA	VERY LOW INCOME	40600	40600	40600	40600	53600	53600	53600	53600
	LOW INCOME	64950	64950	64950	64950	85750	85750	85750	85750
	MOD. INC-GUAR. LOAN	93350	93350	93350	93350	123200	123200	123200	123200
Nevada County, CA	VERY LOW INCOME	38350	38350	38350	38350	50600	50600	50600	50600
	LOW INCOME	61350	61350	61350	61350	81000	81000	81000	81000
	MOD. INC-GUAR. LOAN	88200	88200	88200	88200	116400	116400	116400	116400
Plumas County, CA	VERY LOW INCOME	31300	31300	31300	31300	41300	41300	41300	41300
	LOW INCOME	50100	50100	50100	50100	66150	66150	66150	66150
	MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Sierra County, CA	VERY LOW INCOME	35150	35150	35150	35150	46400	46400	46400	46400
	LOW INCOME	56250	56250	56250	56250	74250	74250	74250	74250
	MOD. INC-GUAR. LOAN	80850	80850	80850	80850	106700	106700	106700	106700
Siskiyou County, CA	VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
	LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
	MOD. INC-GUAR. LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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STATE: CALIFORNIA

----- A D J U S T E D I N C O M E L I M I T S -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
<b>Tehama County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Trinity County, CA</b>								
VERY LOW INCOME	29950	29950	29950	29950	39550	39550	39550	39550
LOW INCOME	47900	47900	47900	47900	63250	63250	63250	63250
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
<b>Tuolumne County, CA</b>								
VERY LOW INCOME	33200	33200	33200	33200	43800	43800	43800	43800
LOW INCOME	53100	53100	53100	53100	70100	70100	70100	70100
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200

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05/17/2017 SPECIAL PN

