

CalHFA 2025 Maximum Income & Rent Limits for Move-in or Initial Certification

School Facility Fee Reimbursement Program (SFFRP)

Effective April 1, 2025

County	Income Limit	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person	30% Maximum Rent				
										Efficiency	1 BR	2 BR	3 BR	4 BR
ALAMEDA	50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500	\$839	\$899	\$1079	\$1246	\$1390
ALPINE	50%	\$40,400	\$46,150	\$51,900	\$57,700	\$62,300	\$66,950	\$71,550	\$76,150	\$606	\$649	\$778	\$900	\$1004
AMADOR	50%	\$38,500	\$44,000	\$49,500	\$54,950	\$59,350	\$63,750	\$68,150	\$72,550	\$577	\$618	\$742	\$857	\$956
BUTTE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
CALAVERAS	50%	\$35,550	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900	\$533	\$552	\$643	\$743	\$829
COLUSA	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$504	\$540	\$648	\$748	\$835
CONTRA COSTA	50%	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500	\$839	\$899	\$1079	\$1246	\$1390
DEL NORTE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
EL DORADO	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$675	\$723	\$868	\$1003	\$1119
FRESNO	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
GLENN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
HUMBOLDT	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
IMPERIAL	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
INYO	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$504	\$540	\$648	\$748	\$835
KERN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
KINGS	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
LAKE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
LASSEN	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
LOS ANGELES	50%	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000	\$795	\$852	\$1022	\$1181	\$1317
MADERA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
MARIN	50%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1015	\$1088	\$1305	\$1508	\$1683
MARIPOSA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
MENDOCINO	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
MERCED	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
MODOC	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
MONO	50%	\$35,700	\$40,850	\$45,900	\$51,050	\$55,100	\$59,200	\$63,300	\$67,350	\$535	\$574	\$688	\$796	\$888
MONTEREY	50%	\$50,600	\$57,850	\$65,100	\$72,300	\$78,100	\$83,850	\$89,650	\$95,450	\$759	\$813	\$976	\$1128	\$1257
NAPA	50%	\$56,100	\$64,100	\$72,150	\$80,150	\$86,600	\$93,000	\$99,400	\$105,800	\$841	\$901	\$1082	\$1250	\$1395
NEVADA	50%	\$39,850	\$45,500	\$51,200	\$56,900	\$61,450	\$66,000	\$70,600	\$75,150	\$597	\$640	\$768	\$887	\$990
ORANGE	50%	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700	\$888	\$952	\$1142	\$1320	\$1472
PLACER	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$675	\$723	\$868	\$1003	\$1119
PLUMAS	50%	\$33,400	\$38,150	\$42,900	\$47,650	\$51,500	\$55,300	\$59,100	\$62,900	\$501	\$536	\$643	\$743	\$829
RIVERSIDE	50%	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850	\$588	\$629	\$755	\$873	\$973
SACRAMENTO	50%	\$45,050	\$51,450	\$57,900	\$64,300	\$69,450	\$74,600	\$79,750	\$84,900	\$675	\$723	\$868	\$1003	\$1119
SAN BENITO	50%	\$46,800	\$53,450	\$60,150	\$66,800	\$72,150	\$77,500	\$82,850	\$88,200	\$702	\$751	\$902	\$1042	\$1162
SAN BERNARDINO	50%	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850	\$588	\$629	\$755	\$873	\$973
SAN DIEGO	50%	\$57,900	\$66,150	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200	\$868	\$930	\$1116	\$1290	\$1439
SAN FRANCISCO	50%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1015	\$1088	\$1305	\$1508	\$1683
SAN JOAQUIN	50%	\$36,650	\$41,850	\$47,100	\$52,300	\$56,500	\$60,700	\$64,900	\$69,050	\$549	\$588	\$706	\$816	\$910
SAN LUIS OBISPO	50%	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,650	\$86,200	\$91,750	\$729	\$781	\$938	\$1084	\$1209
SAN MATEO	50%	\$67,700	\$77,400	\$87,050	\$96,700	\$104,450	\$112,200	\$119,950	\$127,650	\$1015	\$1088	\$1305	\$1508	\$1683
SANTA BARBARA	50%	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350	\$102,400	\$109,450	\$116,500	\$927	\$993	\$1191	\$1377	\$1536

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SANTA CLARA	50%	\$70,350	\$80,400	\$90,450	\$100,450	\$108,500	\$116,550	\$124,600	\$132,600	\$1055	\$1130	\$1356	\$1567	\$1748
SANTA CRUZ	50%	\$69,250	\$79,100	\$89,000	\$98,900	\$106,800	\$114,700	\$122,650	\$130,550	\$1038	\$1112	\$1335	\$1542	\$1720
SHASTA	50%	\$34,050	\$38,900	\$43,800	\$48,650	\$52,550	\$56,450	\$60,350	\$64,250	\$510	\$547	\$657	\$759	\$846
SIERRA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
SISKIYOU	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
SOLANO	50%	\$48,100	\$54,950	\$61,850	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700	\$721	\$772	\$927	\$1071	\$1195
SONOMA	50%	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700	\$792	\$849	\$1019	\$1177	\$1314
STANISLAUS	50%	\$34,500	\$39,400	\$44,350	\$49,250	\$53,200	\$57,150	\$61,100	\$65,050	\$517	\$554	\$665	\$768	\$857
SUTTER	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$504	\$540	\$648	\$748	\$835
TEHAMA	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
TRINITY	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
TULARE	50%	\$32,900	\$37,600	\$42,300	\$46,950	\$50,750	\$54,500	\$58,250	\$62,000	\$493	\$528	\$634	\$732	\$817
TUOLUMNE	50%	\$35,600	\$40,650	\$45,750	\$50,800	\$54,900	\$58,950	\$63,000	\$67,100	\$534	\$571	\$686	\$792	\$884
VENTURA	50%	\$52,400	\$59,900	\$67,400	\$74,850	\$80,850	\$86,850	\$92,850	\$98,850	\$786	\$842	\$1011	\$1167	\$1302
YOLO	50%	\$40,400	\$46,150	\$51,900	\$57,650	\$62,300	\$66,900	\$71,500	\$76,100	\$606	\$649	\$778	\$899	\$1003
YUBA	50%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,850	\$55,700	\$59,500	\$63,400	\$504	\$540	\$648	\$748	\$835