

HUD HOME PROGRAM INCOME LIMITS (MARCH 2000)

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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
MSA	: Bakersfield, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	8150	9300	10450	11600	12550	13450	14400	15350
	INCOME: 38700	VERY LOW-INCOME	13550	15500	17400	19350	20900	22450	24000	25550
		60% LIMITS	16260	18600	20880	23220	25080	26940	28800	30660
		LOW-INCOME	21650	24750	27850	30950	33450	35900	38400	40850
MSA	: Chico-Paradise, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
	INCOME: 36800	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
MSA	: Fresno, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	7900	9000	10150	11300	12200	13100	14000	14900
	INCOME: 37600	VERY LOW-INCOME	13150	15050	16900	18800	20300	21800	23300	24800
		60% LIMITS	15780	18060	20280	22560	24360	26160	27960	29760
		LOW-INCOME	21050	24050	27050	30100	32500	34900	37300	39700
PMSA	: Los Angeles-Long Beach, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	10950	12500	14050	15650	16900	18150	19400	20650
	INCOME: 52100	VERY LOW-INCOME	18250	20850	23450	26050	28150	30200	32300	34400
		60% LIMITS	21900	25020	28140	31260	33780	36240	38760	41280
		LOW-INCOME	29200	33350	37500	41700	45000	48350	51700	55000
MSA	: Merced, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	7800	8900	10000	11150	12000	12900	13800	14700
	INCOME: 37100	VERY LOW-INCOME	13000	14850	16700	18550	20050	21500	23000	24500
		60% LIMITS	15600	17820	20040	22260	24060	25800	27600	29400
		LOW-INCOME	20800	23750	26700	29700	32050	34450	36800	39200
MSA	: Modesto, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	9200	10550	11850	13150	14200	15300	16350	17400
	INCOME: 43900	VERY LOW-INCOME	15350	17550	19750	21950	23700	25450	27200	28950
		60% LIMITS	18420	21060	23700	26340	28440	30540	32640	34740
		LOW-INCOME	24600	28100	31600	35100	37950	40750	43550	46350
PMSA	: Oakland, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	14200	16200	18250	20300	21900	23500	25150	26750
	INCOME: 67600	VERY LOW-INCOME	23650	27050	30400	33800	36500	39200	41900	44600
		60% LIMITS	28380	32460	36480	40560	43800	47040	50280	53520
		LOW-INCOME	35150	40150	45200	50200	54200	58250	62250	66250
PMSA	: Orange County, CA									
	FY 2000 MEDIAN FAMILY	30% LIMITS	14600	16700	18800	20900	22550	24200	25900	27550
	INCOME: 69600	VERY LOW-INCOME	24350	27850	31300	34800	37600	40350	43150	45950
		60% LIMITS	29220	33420	37560	41760	45120	48420	51780	55140
		LOW-INCOME	35150	40150	45200	50200	54200	58250	62250	66250

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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
MSA	: Redding, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	7900	9050	10200	11300	12200	13100	14000	14950
INCOME:	37700	VERY LOW-INCOME	13200	15100	16950	18850	20350	21850	23350	24900
		60% LIMITS	15840	18120	20340	22620	24420	26220	28020	29880
		LOW-INCOME	21100	24150	27150	30150	32550	35000	37400	39800
PMSA	: Riverside-San Bernardino, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	9950	11400	12800	14200	15350	16500	17650	18750
INCOME:	47400	VERY LOW-INCOME	16600	18950	21350	23700	25600	27500	29400	31300
		60% LIMITS	19920	22740	25620	28440	30720	33000	35280	37560
		LOW-INCOME	26550	30350	34150	37900	40950	44000	47000	50050
PMSA	: Sacramento, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	11100	12700	14300	15850	17150	18400	19700	20950
INCOME:	52900	VERY LOW-INCOME	18500	21150	23800	26450	28550	30700	32800	34900
		60% LIMITS	22200	25380	28560	31740	34260	36840	39360	41880
		LOW-INCOME	29600	33850	38100	42300	45700	49100	52500	55850
MSA	: Salinas, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	10550	12050	13600	15100	16300	17500	18700	19900
INCOME:	50300	VERY LOW-INCOME	17600	20100	22650	25150	27150	29150	31200	33200
		60% LIMITS	21120	24120	27180	30180	32580	34980	37440	39840
		LOW-INCOME	28150	32200	36200	40250	43450	46700	49900	53100
MSA	: San Diego, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	11300	12900	14500	16100	17400	18700	20000	21250
INCOME:	53700	VERY LOW-INCOME	18800	21500	24150	26850	29000	31150	33300	35450
		60% LIMITS	22560	25800	28980	32220	34800	37380	39960	42540
		LOW-INCOME	30050	34350	38650	42950	46400	49850	53250	56700
PMSA	: San Francisco, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	15750	18000	20200	22450	24250	26050	27850	29650
INCOME:	74900	VERY LOW-INCOME	26200	29950	33700	37450	40450	43450	46450	49450
		60% LIMITS	31440	35940	40440	44940	48540	52140	55740	59340
		LOW-INCOME	40800	46650	52500	58300	63000	67650	72300	77000
PMSA	: San Jose, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	18250	20900	23500	26100	28200	30300	32350	34450
INCOME:	87000	VERY LOW-INCOME	30450	34800	39150	43500	47000	50450	53950	57400
		60% LIMITS	36540	41760	46980	52200	56400	60540	64740	68880
		LOW-INCOME	39850	45550	51250	56950	61500	66050	70650	75200
MSA	: San Luis Obispo-Atascadero-Pas									
FY 2000	MEDIAN FAMILY	30% LIMITS	10100	11500	12950	14400	15550	16700	17850	19000
INCOME:	48000	VERY LOW-INCOME	16800	19200	21600	24000	25900	27850	29750	31700
		60% LIMITS	20160	23040	25920	28800	31080	33420	35700	38040
		LOW-INCOME	26900	30700	34550	38400	41450	44550	47600	50700

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STATE : CALIFORNIA

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
MSA	: Santa Barbara-Santa Maria-Lomp										
	FY 2000	MEDIAN FAMILY	30% LIMITS	11250	12850	14450	16050	17350	18600	19900	21200
	INCOME:	53500	VERY LOW-INCOME	18750	21400	24100	26750	28900	31050	33150	35300
			60% LIMITS	22500	25680	28920	32100	34680	37260	39780	42360
			LOW-INCOME	29950	34250	38500	42800	46200	49650	53050	56500
PMSA	: Santa Cruz-Watsonville, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	12950	14800	16650	18500	20000	21450	22950	24450
	INCOME:	61700	VERY LOW-INCOME	21600	24700	27750	30850	33300	35800	38250	40700
			60% LIMITS	25920	29640	33300	37020	39960	42960	45900	48840
			LOW-INCOME	34550	39500	44400	49350	53300	57250	61200	65150
PMSA	: Santa Rosa, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	12200	13950	15700	17450	18800	20200	21600	23000
	INCOME:	58100	VERY LOW-INCOME	20350	23250	26150	29050	31350	33700	36000	38350
			60% LIMITS	24420	27900	31380	34860	37620	40440	43200	46020
			LOW-INCOME	32550	37200	41850	46500	50200	53900	57650	61350
MSA	: Stockton-Lodi, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	9550	10900	12250	13600	14700	15800	16900	18000
	INCOME:	45400	VERY LOW-INCOME	15900	18150	20450	22700	24500	26350	28150	29950
			60% LIMITS	19080	21780	24540	27240	29400	31620	33780	35940
			LOW-INCOME	25400	29050	32700	36300	39200	42150	45050	47950
PMSA	: Vallejo-Fairfield-Napa, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	11200	12800	14400	16000	17250	18550	19850	21100
	INCOME:	53300	VERY LOW-INCOME	18650	21300	24000	26650	28800	30900	33050	35200
			60% LIMITS	22380	25560	28800	31980	34560	37080	39660	42240
			LOW-INCOME	29850	34100	38400	42650	46050	49450	52850	56300
PMSA	: Ventura, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	14400	16450	18500	20550	22200	23850	25500	27150
	INCOME:	68500	VERY LOW-INCOME	24000	27400	30850	34250	37000	39750	42450	45200
			60% LIMITS	28800	32880	37020	41100	44400	47700	50940	54240
			LOW-INCOME	35150	40150	45200	50200	54200	58250	62250	66250
MSA	: Visalia-Tulare-Porterville, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
	INCOME:	35000	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
			60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
			LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
PMSA	: Yolo, CA										
	FY 2000	MEDIAN FAMILY	30% LIMITS	11550	13200	14800	16450	17800	19100	20400	21750
	INCOME:	54900	VERY LOW-INCOME	19200	21950	24700	27450	29650	31850	34050	36250
			60% LIMITS	23040	26340	29640	32940	35580	38220	40860	43500
			LOW-INCOME	30750	35150	39550	43900	47450	50950	54450	57950

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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
MSA	: Yuba City, CA									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	36000	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	: Alpine County									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	36900	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	: Amador County									
FY 2000	MEDIAN FAMILY	30% LIMITS	8950	10200	11500	12750	13750	14800	15800	16850
INCOME:	42500	VERY LOW-INCOME	14900	17000	19150	21250	22950	24650	26350	28050
		60% LIMITS	17880	20400	22980	25500	27540	29580	31620	33660
		LOW-INCOME	23800	27200	30600	34000	36700	39450	42150	44900
COUNTY	: Calaveras County									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	36900	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	: Colusa County									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	35800	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	: Del Norte County									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	34500	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	: Glenn County									
FY 2000	MEDIAN FAMILY	30% LIMITS	8000	9150	10300	11450	12350	13250	14150	15100
INCOME:	38100	VERY LOW-INCOME	13350	15250	17150	19050	20550	22100	23600	25150
		60% LIMITS	16020	18300	20580	22860	24660	26520	28320	30180
		LOW-INCOME	21350	24400	27450	30500	32900	35350	37800	40250
COUNTY	: Humboldt County									
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	35900	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050

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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
COUNTY	:	Imperial County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	32600	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	:	Inyo County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8450	9650	10850	12050	13000	14000	14950	15900
INCOME:	40200	VERY LOW-INCOME	14050	16100	18100	20100	21700	23300	24900	26550
		60% LIMITS	16860	19320	21720	24120	26040	27960	29880	31860
		LOW-INCOME	22500	25750	28950	32150	34750	37300	39900	42450
COUNTY	:	Kings County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	34400	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	:	Lake County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	31200	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	:	Lassen County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8500	9700	10950	12150	13100	14100	15050	16050
INCOME:	40500	VERY LOW-INCOME	14200	16200	18250	20250	21850	23500	25100	26750
		60% LIMITS	17040	19440	21900	24300	26220	28200	30120	32100
		LOW-INCOME	22700	25900	29150	32400	35000	37600	40150	42750
COUNTY	:	Mariposa County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8300	9500	10700	11900	12850	13800	14750	15700
INCOME:	39600	VERY LOW-INCOME	13850	15850	17800	19800	21400	22950	24550	26150
		60% LIMITS	16620	19020	21360	23760	25680	27540	29460	31380
		LOW-INCOME	22200	25350	28500	31700	34200	36750	39300	41800
COUNTY	:	Mendocino County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8100	9250	10400	11600	12500	13450	14350	15300
INCOME:	38600	VERY LOW-INCOME	13500	15450	17350	19300	20850	22400	23950	25500
		60% LIMITS	16200	18540	20820	23160	25020	26880	28740	30600
		LOW-INCOME	21600	24700	27800	30900	33350	35800	38300	40750
COUNTY	:	Modoc County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	35900	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050

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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
COUNTY	:	Mono County								
FY 2000	MEDIAN FAMILY	30% LIMITS	9150	10450	11750	13100	14150	15150	16200	17250
INCOME:	43600	VERY LOW-INCOME	15250	17450	19600	21800	23550	25300	27050	28800
		60% LIMITS	18300	20940	23520	26160	28260	30360	32460	34560
		LOW-INCOME	24400	27900	31400	34900	37650	40450	43250	46050
COUNTY	:	Nevada County								
FY 2000	MEDIAN FAMILY	30% LIMITS	10250	11700	13200	14650	15800	17000	18150	19300
INCOME:	48800	VERY LOW-INCOME	17100	19500	21950	24400	26350	28300	30250	32200
		60% LIMITS	20520	23400	26340	29280	31620	33960	36300	38640
		LOW-INCOME	27350	31250	35150	39050	42150	45300	48400	51550
COUNTY	:	Plumas County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8050	9200	10350	11500	12450	13350	14300	15200
INCOME:	38400	VERY LOW-INCOME	13450	15350	17300	19200	20750	22250	23800	25350
		60% LIMITS	16140	18420	20760	23040	24900	26700	28560	30420
		LOW-INCOME	21500	24600	27650	30700	33200	35650	38100	40550
COUNTY	:	San Benito County								
FY 2000	MEDIAN FAMILY	30% LIMITS	11300	12950	14550	16150	17450	18750	20050	21350
INCOME:	53900	VERY LOW-INCOME	18850	21550	24250	26950	29100	31250	33400	35550
		60% LIMITS	22620	25860	29100	32340	34920	37500	40080	42660
		LOW-INCOME	30200	34500	38800	43100	46550	50000	53450	56900
COUNTY	:	Sierra County								
FY 2000	MEDIAN FAMILY	30% LIMITS	8200	9400	10550	11750	12650	13600	14550	15500
INCOME:	39100	VERY LOW-INCOME	13700	15650	17600	19550	21100	22700	24250	25800
		60% LIMITS	16440	18780	21120	23460	25320	27240	29100	30960
		LOW-INCOME	21900	25000	28150	31300	33800	36300	38800	41300
COUNTY	:	Siskiyou County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	32000	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	:	Tehama County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	32600	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050
COUNTY	:	Trinity County								
FY 2000	MEDIAN FAMILY	30% LIMITS	7750	8900	10000	11100	12000	12900	13750	14650
INCOME:	29800	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400
		60% LIMITS	15540	17760	19980	22200	24000	25740	27540	29280
		LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050

HUD HOME PROGRAM INCOME LIMITS (MARCH 2000)

STATE : CALIFORNIA

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			-----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
COUNTY :	Tuolumne County									
FY 2000 MEDIAN FAMILY	30% LIMITS		8400	9600	10800	12000	12950	13900	14900	15850
INCOME: 40000	VERY LOW-INCOME		14000	16000	18000	20000	21600	23200	24800	26400
	60% LIMITS		16800	19200	21600	24000	25920	27840	29760	31680
	LOW-INCOME		22400	25600	28800	32000	34550	37100	39700	42250