

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE: CALIFORNIA

----- A 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*
Bakersfield-Delano, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Chico, CA MSA								
VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
LOW INCOME	32850	37550	42250	46950	50700	54450	58200	61950
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
El Centro, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Fresno, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Hanford-Corcoran, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Los Angeles-Long Beach-Santa Ana, CA MSA								
Los Angeles-Long Beach, CA HUD Metro FMR Area								
VERY LOW INCOME	29900	34200	38450	42700	46150	49550	52950	56400
LOW INCOME	47800	54650	61450	68300	73750	79250	84700	90150
MOD.INC-GUAR.LOAN	98200	98200	98200	98200	129600	129600	129600	129600
Orange County, CA HUD Metro FMR Area								
VERY LOW INCOME	33750	38550	43350	48150	52050	55900	59750	63600
LOW INCOME	53950	61650	69350	77050	83200	89400	95550	101700
MOD.INC-GUAR.LOAN	110750	110750	110750	110750	146200	146200	146200	146200
Madera-Chowchilla, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Merced, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

* 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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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Modesto, CA MSA								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Napa, CA MSA								
VERY LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
LOW INCOME	46050	52600	59200	65750	71000	76250	81550	86800
MOD.INC-GUAR.LOAN	94500	94500	94500	94500	124750	124750	124750	124750
Oxnard-Thousand Oaks-Ventura, CA MSA								
VERY LOW INCOME	31300	35750	40200	44650	48250	51800	55400	58950
LOW INCOME	49850	56950	64100	71200	76900	82600	88300	94000
MOD.INC-GUAR.LOAN	102350	102350	102350	102350	135100	135100	135100	135100
Redding, CA MSA								
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	33050	37750	42500	47200	51000	54750	58550	62300
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Riverside-San Bernardino-Ontario, CA MSA								
VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
LOW INCOME	37500	42900	48250	53600	57900	62200	66450	70750
MOD.INC-GUAR.LOAN	77050	77050	77050	77050	101700	101700	101700	101700
Sacramento--Arden-Arcade--Roseville, CA MSA								
Sacramento--Arden-Arcade--Roseville, CA HUD Metro FMR Area								
VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
LOW INCOME	42650	48700	54800	60900	65750	70650	75500	80400
MOD.INC-GUAR.LOAN	87550	87550	87550	87550	115550	115550	115550	115550
Yolo, CA HUD Metro FMR Area								
VERY LOW INCOME	26950	30800	34650	38450	41550	44650	47700	50800
LOW INCOME	43050	49200	55350	61500	66400	71350	76250	81200
MOD.INC-GUAR.LOAN	88400	88400	88400	88400	116700	116700	116700	116700
Salinas, CA MSA								
VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
LOW INCOME	38750	44300	49800	55350	59800	64200	68650	73050
MOD.INC-GUAR.LOAN	79550	79550	79550	79550	105000	105000	105000	105000
San Diego-Carlsbad-San Marcos, CA MSA								
VERY LOW INCOME	28900	33050	37150	41300	44600	47900	51200	54500
LOW INCOME	46250	52900	59500	66100	71400	76700	81950	87250
MOD.INC-GUAR.LOAN	95000	95000	95000	95000	125400	125400	125400	125400

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01/18/2012 SPECIAL PN

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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*
San Francisco-Oakland-Fremont, CA MSA								
Oakland-Fremont, CA HUD Metro FMR Area								
VERY LOW INCOME	32750	37400	42100	46750	50500	54250	58000	61750
LOW INCOME	46350	53000	59600	66250	71550	76850	82150	87450
MOD.INC-GUAR.LOAN	95250	95250	95250	95250	125750	125750	125750	125750
San Francisco, CA HUD Metro FMR Area								
VERY LOW INCOME	39600	45250	50900	56550	61050	65600	70100	74650
LOW INCOME	63350	72400	81450	90500	97700	104950	112200	119450
MOD.INC-GUAR.LOAN	130100	130100	130100	130100	171750	171750	171750	171750
San Jose-Sunnyvale-Santa Clara, CA MSA								
San Benito County, CA HUD Metro FMR Area								
VERY LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
LOW INCOME	45450	51900	58400	64900	70100	75300	80500	85650
MOD.INC-GUAR.LOAN	93300	93300	93300	93300	123150	123150	123150	123150
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area								
VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
LOW INCOME	59400	67900	76400	84900	91650	98450	105250	112050
MOD.INC-GUAR.LOAN	122050	122050	122050	122050	161100	161100	161100	161100
San Luis Obispo-Paso Robles, CA MSA								
VERY LOW INCOME	26400	30200	33950	37700	40750	43750	46750	49800
LOW INCOME	42200	48250	54250	60300	65100	69950	74750	79600
MOD.INC-GUAR.LOAN	86700	86700	86700	86700	114450	114450	114450	114450
Santa Barbara-Santa Maria-Goleta, CA MSA								
VERY LOW INCOME	27250	31100	35000	38900	42000	45100	48250	51350
LOW INCOME	43600	49800	56050	62250	67250	72200	77200	82150
MOD.INC-GUAR.LOAN	89500	89500	89500	89500	118150	118150	118150	118150
Santa Cruz-Watsonville, CA MSA								
VERY LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550
LOW INCOME	56450	64500	72600	80650	87100	93550	100000	106450
MOD.INC-GUAR.LOAN	115950	115950	115950	115950	153050	153050	153050	153050
Santa Rosa-Petaluma, CA MSA								
VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Stockton, CA MSA								
VERY LOW INCOME	23250	26550	29850	33150	35850	38500	41150	43800
LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
MOD.INC-GUAR.LOAN	76250	76250	76250	76250	100650	100650	100650	100650
Vallejo-Fairfield, CA MSA								
VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Visalia-Porterville, CA MSA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Yuba City, CA MSA								
VERY LOW INCOME	20800	23800	26750	29700	32100	34500	36850	39250
LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Alpine County, CA								
VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
LOW INCOME	41500	47450	53350	59300	64050	68800	73550	78300
MOD.INC-GUAR.LOAN	85250	85250	85250	85250	112550	112550	112550	112550
Amador County, CA								
VERY LOW INCOME	23800	27200	30600	34000	36700	39450	42150	44900
LOW INCOME	38100	43500	48950	54400	58750	63100	67450	71800
MOD.INC-GUAR.LOAN	78200	78200	78200	78200	103200	103200	103200	103200
Calaveras County, CA								
VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
LOW INCOME	39050	44600	50200	55750	60200	64650	69150	73600
MOD.INC-GUAR.LOAN	80150	80150	80150	80150	105800	105800	105800	105800
Colusa County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Del Norte County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650

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GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:CALIFORNIA

----- A 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*
Glenn County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Humboldt County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Inyo County, CA								
VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
MOD.INC-GUAR.LOAN	75350	75350	75350	75350	99450	99450	99450	99450
Lake County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Lassen County, CA								
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
LOW INCOME	34550	39500	44400	49350	53300	57250	61200	65150
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mariposa County, CA								
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
LOW INCOME	33300	38100	42850	47600	51400	55200	59000	62850
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mendocino County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Modoc County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Mono County, CA								
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
LOW INCOME	41800	47750	53750	59700	64500	69250	74050	78800
MOD.INC-GUAR.LOAN	85800	85800	85800	85800	113250	113250	113250	113250

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----- A 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*
Nevada County, CA								
VERY LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
LOW INCOME	40650	46500	52300	58100	62750	67400	72050	76700
MOD.INC-GUAR.LOAN	83500	83500	83500	83500	110200	110200	110200	110200
Plumas County, CA								
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
LOW INCOME	34700	39700	44650	49600	53550	57550	61500	65450
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Sierra County, CA								
VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
LOW INCOME	37500	42900	48250	53600	57900	62200	66450	70750
MOD.INC-GUAR.LOAN	77050	77050	77050	77050	101700	101700	101700	101700
Siskiyou County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tehama County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Trinity County, CA								
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
LOW INCOME	32400	37050	41650	46300	50000	53700	57400	61100
MOD.INC-GUAR.LOAN	74750	74750	74750	74750	98650	98650	98650	98650
Tuolumne County, CA								
VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
LOW INCOME	36800	42050	47300	52550	56750	60950	65150	69350
MOD.INC-GUAR.LOAN	75550	75550	75550	75550	99750	99750	99750	99750

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