2025



Income limits for various affordable housing programs are established on an annual basis and are applicable county-wide. The various income limits are used to determine applicant eligibility (based on the level of household income) for the various programs. Programs that are funded entirely with **State or Local funding** are subject to the **State Income Limits** and programs that are funded with **Federal funding** are subject to the **Federal Income Limits**.

As shown below, the State and Federal agencies define the income levels differently and use slightly different methodologies to calculate the income limits.

STATE INCOME LIMITS

Effective Apr-23-2025

	Household Size							
	1	2	3	4	5	6	7	8
Acutely-Low (≤ 15% AMI)	\$12,450	\$14,250	\$16,000	\$17,800	\$19,200	\$20,650	\$22,050	\$23,500
Extremely-Low (16% - 30% AMI)	\$21,500	\$24,550	\$27,600	\$32,150	\$37,650	\$43,150	\$48,650	\$54,150
Very-Low (31% - 50% AMI)	\$35,700	\$40,850	\$45,900	\$51,050	\$55,100	\$59,200	\$63,300	\$67,350
Low (51% - 80% AMI)	\$57,200	\$65,400	\$73,550	\$81,700	\$88,250	\$94,800	\$101,350	\$107,850
Median (81% - 100% AMI)	\$82,950	\$94,800	\$106,650	\$118,500	\$128,000	\$137,450	\$146,950	\$156,400
Moderate (101% - 120% AMI)	\$99,550	\$113,750	\$128,000	\$142,200	\$153,600	\$164,950	\$176,350	\$187,700

LOCAL INCOME LIMITS

Effective Apr-23-2025

The state does not calculate income limits for AMI groups > 120% AMI; however, the same methodology used by the State for the income limit calculations was used to determine the higher limits

	Household Size							
	1	2	3	4	5	6	7	8
150% AMI	\$124,450	\$142,200	\$160,000	\$177,750	\$191,950	\$206,200	\$220,400	\$234,650
200% AMI	\$165,900	\$189,600	\$213,300	\$237,000	\$255,950	\$274,900	\$293,900	\$312,850

FEDERAL INCOME LIMITS

Effective Jun-01-2025

		Household Size							
	1	2	3	4	5	6	7	8	
Extremely-Low (≤ 30% AMI)	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500	
Low (31% - 50% AMI)	\$35,700	\$40,850	\$45,900	\$51,050	\$55,100	\$59,200	\$63,300	\$67,350	
(51% - 60% AMI)	\$42,840	\$49,020	\$55,080	\$61,260	\$66,120	\$71,040	\$75,960	\$80,820	
Moderate (61% - 80% AMI)	\$57,200	\$65,400	\$73,550	\$81,700	\$88,250	\$94,800	\$101,350	\$107,850	