

California Income Limit Comparison (2015 vs. 2016)

(The higher of 2015 and 2016 limits for each area are highlighted in yellow.)

California 2015 Income Limits (with High-Housing-Cost Adjustment)

County	Non-Targeted Area		Targeted Area	
	1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
ALAMEDA	\$111,480	\$130,060	\$111,480	\$130,060
ALPINE	\$103,680	\$120,960	\$103,680	\$120,960
AMADOR	\$77,096	\$88,661	\$83,640	\$97,580
BUTTE	\$69,700	\$80,155	\$83,640	\$97,580
CALAVERAS	\$84,240	\$98,280	\$84,240	\$98,280
COLUSA	\$69,700	\$80,155	\$83,640	\$97,580
CONTRA COSTA	\$111,480	\$130,060	\$111,480	\$130,060
DEL NORTE	\$69,700	\$80,155	\$83,640	\$97,580
EL DORADO	\$85,800	\$100,100	\$85,800	\$100,100
FRESNO	\$69,700	\$80,155	\$83,640	\$97,580
GLENN	\$69,700	\$80,155	\$83,640	\$97,580
HUMBOLDT	\$69,700	\$80,155	\$83,640	\$97,580
IMPERIAL	\$69,700	\$80,155	\$83,640	\$97,580
INYO	\$85,800	\$99,583	\$85,800	\$100,100
KERN	\$69,700	\$80,155	\$83,640	\$97,580
KINGS	\$69,700	\$80,155	\$83,640	\$97,580
LAKE	\$69,700	\$80,155	\$83,640	\$97,580
LASSEN	\$69,700	\$80,155	\$83,640	\$97,580
LOS ANGELES	\$99,600	\$116,200	\$99,600	\$116,200
MADERA	\$69,700	\$80,155	\$83,640	\$97,580
MARIN	\$140,640	\$164,080	\$140,640	\$164,080
MARIPOSA	\$74,280	\$86,660	\$83,640	\$97,580
MENDOCINO	\$69,700	\$81,200	\$83,640	\$97,580
MERCED	\$69,700	\$80,155	\$83,640	\$97,580
MODOC	\$69,700	\$80,155	\$83,640	\$97,580
MONO	\$92,640	\$108,080	\$92,640	\$108,080
MONTEREY	\$87,000	\$101,500	\$87,000	\$101,500
NAPA	\$104,760	\$122,220	\$104,760	\$122,220
NEVADA	\$92,040	\$107,380	\$92,040	\$107,380
ORANGE	\$112,440	\$131,180	\$112,440	\$131,180
PLACER	\$85,800	\$100,100	\$85,800	\$100,100
PLUMAS	\$69,700	\$80,155	\$83,640	\$97,580
RIVERSIDE	\$74,520	\$86,940	\$83,640	\$97,580

California 2016 Income Limits (with High-Housing-Cost Adjustment)

County	Non-Targeted Area		Targeted Area	
	1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
ALAMEDA	\$117,000	\$136,500	\$117,000	\$136,500
ALPINE	\$98,520	\$114,940	\$98,520	\$114,940
AMADOR	\$71,792	\$82,561	\$84,480	\$98,560
BUTTE	\$70,000	\$80,500	\$84,000	\$98,000
CALAVERAS	\$82,529	\$94,908	\$84,240	\$98,280
COLUSA	\$70,000	\$80,500	\$84,000	\$98,000
CONTRA COSTA	\$117,000	\$136,500	\$117,000	\$136,500
DEL NORTE	\$70,000	\$80,500	\$84,000	\$98,000
EL DORADO	\$83,280	\$97,160	\$84,000	\$98,000
FRESNO	\$70,000	\$80,500	\$84,000	\$98,000
GLENN	\$70,000	\$80,500	\$84,000	\$98,000
HUMBOLDT	\$70,680	\$82,460	\$84,000	\$98,000
IMPERIAL	\$70,000	\$80,500	\$84,000	\$98,000
INYO	\$80,980	\$93,127	\$86,400	\$100,800
KERN	\$70,000	\$80,500	\$84,000	\$98,000
KINGS	\$70,000	\$80,500	\$84,000	\$98,000
LAKE	\$70,000	\$80,500	\$84,000	\$98,000
LASSEN	\$70,000	\$80,500	\$84,000	\$98,000
LOS ANGELES	\$104,160	\$121,520	\$104,160	\$121,520
MADERA	\$70,000	\$80,500	\$84,000	\$98,000
MARIN	\$137,015	\$157,568	\$147,600	\$172,200
MARIPOSA	\$70,418	\$80,980	\$84,000	\$98,000
MENDOCINO	\$73,080	\$85,260	\$84,000	\$98,000
MERCED	\$70,000	\$80,500	\$84,000	\$98,000
MODOC	\$70,000	\$80,500	\$84,000	\$98,000
MONO	\$88,920	\$103,740	\$88,920	\$103,740
MONTEREY	\$91,320	\$106,540	\$91,320	\$106,540
NAPA	\$104,880	\$122,360	\$104,880	\$122,360
NEVADA	\$87,480	\$102,060	\$87,480	\$102,060
ORANGE	\$117,000	\$136,500	\$117,000	\$136,500
PLACER	\$83,280	\$97,160	\$84,000	\$98,000
PLUMAS	\$70,680	\$82,460	\$84,000	\$98,000
RIVERSIDE	\$76,680	\$89,460	\$84,000	\$98,000

Difference

Non-Targeted Area		Targeted Area	
1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
\$5,520	\$6,440	\$5,520	\$6,440
(\$5,160)	(\$6,020)	(\$5,160)	(\$6,020)
(\$5,304)	(\$6,100)	\$840	\$980
\$300	\$345	\$360	\$420
(\$1,711)	(\$3,372)	\$0	\$0
\$300	\$345	\$360	\$420
\$5,520	\$6,440	\$5,520	\$6,440
\$300	\$345	\$360	\$420
(\$2,520)	(\$2,940)	(\$1,800)	(\$2,100)
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$980	\$2,305	\$360	\$420
\$300	\$345	\$360	\$420
(\$4,820)	(\$6,456)	\$600	\$700
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$4,560	\$5,320	\$4,560	\$5,320
\$300	\$345	\$360	\$420
(\$3,625)	(\$6,512)	\$6,960	\$8,120
(\$3,862)	(\$5,680)	\$360	\$420
\$3,380	\$4,060	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
(\$3,720)	(\$4,340)	(\$3,720)	(\$4,340)
\$4,320	\$5,040	\$4,320	\$5,040
\$120	\$140	\$120	\$140
(\$4,560)	(\$5,320)	(\$4,560)	(\$5,320)
\$4,560	\$5,320	\$4,560	\$5,320
(\$2,520)	(\$2,940)	(\$1,800)	(\$2,100)
\$980	\$2,305	\$360	\$420
\$2,160	\$2,520	\$360	\$420

California 2015 Income Limits (with High-Housing-Cost Adjustment)

County	Non-Targeted Area		Targeted Area	
	1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
SACRAMENTO	\$85,800	\$100,100	\$85,800	\$100,100
SAN BENITO	\$89,400	\$104,300	\$89,400	\$104,300
SAN BERNARDINO	\$74,520	\$86,940	\$83,640	\$97,580
SAN DIEGO	\$97,200	\$113,400	\$97,200	\$113,400
SAN FRANCISCO	\$140,640	\$164,080	\$140,640	\$164,080
SAN JOAQUIN	\$71,373	\$82,079	\$83,640	\$97,580
SAN LUIS OBISPO	\$92,520	\$107,940	\$92,520	\$107,940
SAN MATEO	\$140,640	\$164,080	\$140,640	\$164,080
SANTA BARBARA	\$96,240	\$112,280	\$96,240	\$112,280
SANTA CLARA	\$127,560	\$148,820	\$127,560	\$148,820
SANTA CRUZ	\$118,320	\$138,040	\$118,320	\$138,040
SHASTA	\$69,700	\$80,155	\$83,640	\$97,580
SIERRA	\$70,593	\$81,182	\$83,640	\$97,580
SISKIYOU	\$69,700	\$80,155	\$83,640	\$97,580
SOLANO	\$89,400	\$104,300	\$89,400	\$104,300
SONOMA	\$95,880	\$111,860	\$95,880	\$111,860
STANISLAUS	\$69,700	\$80,155	\$83,640	\$97,580
SUTTER	\$69,700	\$80,155	\$83,640	\$97,580
TEHAMA	\$69,700	\$80,155	\$83,640	\$97,580
TRINITY	\$69,700	\$80,155	\$83,640	\$97,580
TULARE	\$69,700	\$80,155	\$83,640	\$97,580
TUOLUMNE	\$76,320	\$89,040	\$83,640	\$97,580
VENTURA	\$108,720	\$126,840	\$108,720	\$126,840
YOLO	\$86,640	\$101,080	\$86,640	\$101,080
YUBA	\$69,700	\$80,155	\$83,640	\$97,580

California 2016 Income Limits (with High-Housing-Cost Adjustment)

County	Non-Targeted Area		Targeted Area	
	1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
SACRAMENTO	\$83,280	\$97,160	\$84,000	\$98,000
SAN BENITO	\$93,840	\$109,480	\$93,840	\$109,480
SAN BERNARDINO	\$76,680	\$89,460	\$84,000	\$98,000
SAN DIEGO	\$102,000	\$119,000	\$102,000	\$119,000
SAN FRANCISCO	\$137,015	\$157,568	\$147,600	\$172,200
SAN JOAQUIN	\$70,680	\$82,460	\$84,000	\$98,000
SAN LUIS OBISPO	\$91,680	\$106,960	\$91,680	\$106,960
SAN MATEO	\$137,015	\$157,568	\$147,600	\$172,200
SANTA BARBARA	\$101,040	\$117,880	\$101,040	\$117,880
SANTA CLARA	\$133,920	\$156,240	\$133,920	\$156,240
SANTA CRUZ	\$112,440	\$131,180	\$112,440	\$131,180
SHASTA	\$70,000	\$80,500	\$84,000	\$98,000
SIERRA	\$70,000	\$80,500	\$84,000	\$98,000
SISKIYOU	\$70,000	\$80,500	\$84,000	\$98,000
SOLANO	\$87,883	\$101,065	\$93,120	\$108,640
SONOMA	\$98,880	\$115,360	\$98,880	\$115,360
STANISLAUS	\$70,000	\$80,500	\$84,000	\$98,000
SUTTER	\$70,000	\$80,500	\$84,000	\$98,000
TEHAMA	\$70,000	\$80,500	\$84,000	\$98,000
TRINITY	\$70,000	\$80,500	\$84,000	\$98,000
TULARE	\$70,000	\$80,500	\$84,000	\$98,000
TUOLUMNE	\$72,840	\$84,450	\$84,000	\$98,000
VENTURA	\$112,080	\$130,760	\$112,080	\$130,760
YOLO	\$88,920	\$103,740	\$88,920	\$103,740
YUBA	\$70,000	\$80,500	\$84,000	\$98,000

Difference

Non-Targeted Area		Targeted Area	
1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
(\$2,520)	(\$2,940)	(\$1,800)	(\$2,100)
\$4,440	\$5,180	\$4,440	\$5,180
\$2,160	\$2,520	\$360	\$420
\$4,800	\$5,600	\$4,800	\$5,600
(\$3,625)	(\$6,512)	\$6,960	\$8,120
(\$693)	\$381	\$360	\$420
(\$840)	(\$980)	(\$840)	(\$980)
(\$3,625)	(\$6,512)	\$6,960	\$8,120
\$4,800	\$5,600	\$4,800	\$5,600
\$6,360	\$7,420	\$6,360	\$7,420
(\$5,880)	(\$6,860)	(\$5,880)	(\$6,860)
\$300	\$345	\$360	\$420
(\$593)	(\$682)	\$360	\$420
\$300	\$345	\$360	\$420
(\$1,517)	(\$3,235)	\$3,720	\$4,340
\$3,000	\$3,500	\$3,000	\$3,500
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
\$300	\$345	\$360	\$420
(\$3,480)	(\$4,590)	\$360	\$420
\$3,360	\$3,920	\$3,360	\$3,920
\$2,280	\$2,660	\$2,280	\$2,660
\$300	\$345	\$360	\$420

*The information provided herein is offered for informational purposes only. The assumptions and methodologies used to derive the numbers are to the best of CDLAC's knowledge within applicable laws, rules and regulations. However, they are, not necessarily the only assumptions and methodologies that can be properly applied in calculating sales price limits. Applicants are encouraged to undertake their own calculations in consultation with their counsel.

Background Methodology for 2016 Income Limits Presented to CDLAC – May 25, 2016

The Internal Revenue Service (the “IRS”) releases a Revenue Procedure each year providing guidance with respect to the United States and area median gross income figures that are to be used by issuers of qualified mortgage bonds and mortgage credit certificates in computing income requirements. Revenue Procedure 2016-26 was released on May 11, 2016, and will be published on May 30, 2016.

The U.S. Department of Housing and Urban Development (“HUD”) computes the median gross income for the United States, the states, and statistical areas within the states. Such income figures are released to the HUD regional offices annually (the 2016 figures were released on March 28, 2016); current IRS guidance provides that, for purposes of computing income limits, issuers may use HUD income figures for either the current year or the immediately preceding year. For example, in computing income limits for 2016, an issuer may use either 2015 HUD income figures or 2016 HUD income figures. Income limits may not exceed the higher of either year.

The Internal Revenue Code (the “Code”) provides that limits be calculated for targeted and non-targeted areas and for small and large families, separately. It also provides that, as to a residence, the higher of area or statewide limits may be used. It further provides a formula for determining “high housing cost area” adjustments, comparing national home prices and incomes to area home prices and incomes. An income limit for an area can be increased based on this formula, but capped at what the limits would be if the area was a targeted area.

Source of Figures for Calculations

Statewide median income: HUD Attachment 6 – “FY 2016 Median Family Incomes for States, Metropolitan and Nonmetropolitan Portions of States”

U.S. median income: HUD Attachment 6 – “FY 2016 Median Family Incomes for States, Metropolitan and Nonmetropolitan Portions of States”

Nationwide average purchase price: Section 4.02 of IRS Revenue Procedure 2016-25 relating to “Average Area Purchase Prices for Mortgage Revenue Bonds”

Average area purchase price: Section 4.01 of IRS Revenue Procedure 2016-25 relating to “Average Area Purchase Prices for Mortgage Revenue Bonds”

VLI: HUD Section 8 Income Limits – 4 person, Very Low Income figures

Area definitions: HUD “FY 2016 List of Counties (and New England Towns) Identified by State and Metropolitan Area”

Without High Housing Cost Adjustment

For a non-targeted area, the small family (1-2 person) income limit for a county or statistical area can be as high as either the statewide income limit or HUD's county or statistical area VLI figure multiplied by 2. The large family (3+ person) income limit for a county or statistical area can be as high as 115% of the statewide income limit or 115% of HUD's county or statistical area VLI figure multiplied by 2.

For a targeted area, the 1-2 person income limit for a county or statistical area can be as high as 120% of the statewide income limit or 120% of HUD's county or statistical area VLI figure multiplied by 2. The 3+ person income limit for a county or statistical area can be as high as 140% of the statewide income limit or 140% of HUD's county or statistical area VLI figure multiplied by 2.

With High Housing Cost Adjustment

IRS Code Section 143(f)(5) provides the methodology for calculating adjustments to income limits based on the ratio of high housing costs to income; such adjusted limits, if higher, may be substituted for the above-described limits for any areas deemed to be high housing cost areas. Please note that the high housing cost adjustment, while technically applicable to targeted areas, could never increase such limits and therefore is not undertaken.

Certain Determinations

There are no regulations and little IRS guidance on some aspects of computing income limits (e.g., may some jurisdictions of an issuer use current year limits and some prior year? May some use statewide and some area? Can the area gross median income (left-hand margin) number be used instead of the 4-person VLI figures?). The attached computations use only the current year (2016) limits, allow the higher of area or statewide by area, and only use the 4-Person VLI figures. Other counsel may use other determinations.