

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Contra Costa County 4-Person Area Median Income: \$97,400	Extremely Low	\$ 21,950	\$ 25,050	\$ 28,200	\$ 31,300	\$ 33,850	\$ 36,350	\$ 38,850	\$ 41,350
	Very Low Income	\$ 36,550	\$ 41,750	\$ 46,950	\$ 52,150	\$ 56,350	\$ 60,500	\$ 64,700	\$ 68,850
	Low Income	\$ 56,300	\$ 64,350	\$ 72,400	\$ 80,400	\$ 86,850	\$ 93,300	\$ 99,700	\$ 106,150
	Median Income	\$ 68,200	\$ 77,900	\$ 87,650	\$ 97,400	\$ 105,200	\$ 113,000	\$ 120,800	\$ 128,550
	Moderate Income	\$ 81,850	\$ 93,500	\$ 105,200	\$ 116,900	\$ 126,250	\$ 135,600	\$ 144,950	\$ 154,300
		\$ 85,690	\$ 96,415	\$ 107,140					

**1 Bedroom**

RENTS

Income Category	Percent of Median	Income Limit (Two-Person Household)	Affordable Rent
Extremely Low-Income	30%	\$25,050	\$626
Very Low-Income	50%	\$41,750	\$1,044
Low-Income	80%	\$64,350	\$1,609
Median-Income	100%	<b>\$77,900</b>	\$1,948
Moderate-Income	110%	\$85,690	\$2,142

SALES PRICES\*

Income Category	Percent of Median	Income Limit (Two-Person Household)	Affordable Sales Price
Extremely Low-Income	30%	\$25,050	\$48,650
Very Low-Income	50%	\$41,750	\$133,080
Low-Income	80%	\$64,350	\$247,350
Median-Income	100%	\$77,900	\$315,855
Moderate-Income	110%	\$85,690	\$355,245

\*assumptions: 10% down, PMI, \$300 HOA

**2 Bedroom**

RENTS

Income Category	Percent of Median	Income Limit (Three-Person Household)	Affordable Rent
Extremely Low-Income	30%	\$28,200	\$705
Very Low-Income	50%	\$46,950	\$1,174
Low-Income	80%	\$72,400	\$1,810
Median-Income	100%	\$87,650	\$2,191
Moderate-Income	110%	\$96,415	\$2,410

SALES PRICES\*

Income Category	Percent of Median	Income Limit (Three-Person Household)	Affordable Sales Price
Extremely Low-Income	30%	\$28,200	\$64,570
Very Low-Income	50%	\$46,950	\$159,370
Low-Income	80%	\$72,400	\$288,050
Median-Income	100%	\$87,650	\$365,150
Moderate-Income	110%	\$96,415	\$409,465

\*assumptions: 10% down, PMI, \$300 HOA

**3 Bedroom**

RENTS

Income Category	Percent of Median	Income Limit (Four-Person Household)	Affordable Rent
Extremely Low-Income	30%	\$31,300	\$783
Very Low-Income	50%	\$52,150	\$1,304
Low-Income	80%	\$80,400	\$2,010
Median-Income	100%	\$97,400	\$2,435
Moderate-Income	110%	\$107,140	\$2,679

SALES PRICES\*

Income Category	Percent of Median	Income Limit (Four-Person Household)	Affordable Sales Price
Extremely Low-Income	30%	\$31,300	\$80,250
Very Low-Income	50%	\$52,150	\$185,655
Low-Income	80%	\$80,400	\$328,495
Median-Income	100%	\$97,400	\$414,445
Moderate-Income	110%	\$107,140	\$463,690

\*assumptions: 10% down, PMI, \$300 HOA

Source: <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>

**Calculation of Housing Cost and Rent:**

Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

**Determination of Household Size:**

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.  
For projects with federal assistance, household size may be set by multiplying 1.5 against the number of bedrooms in unit.

**HUD release: 3/6/2015**

Authority cited: Health and Safety Code (H&SC) Section 50093.  
Reference: H&SC Sections 50079.5, 50093, 50105, and 50106.