

How to Determine 100% HUD Area Median Income (AMI) Limits

HUD Website: <http://www.huduser.gov/portal/datasets/il.html>

Example: Year of Income Qualification: 2025
 MSA of Property: Sacramento-Roseville-Arden-Arcade, CA HMF
 Household Size: 4

STATE: CALIFORNIA

-----FY2025 SECTION 8 INCOME LIMITS-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Oxnard-Thousand Oaks-Ventura, CA MSA								
FY 2025 MFI: \$131,300								
EXTR LOW INCOME	31450	35950	40450	44900	48500	52100	55700	59300
VERY LOW INCOME	52400	59900	67400	74850	80850	86850	92850	98850
LOW-INCOME	83850	95800	107800	119750	129350	138950	148500	158100
Redding, CA MSA								
FY 2025 MFI: \$101,800								
EXTR LOW INCOME	20450	23400	26650	32150	37650	43150	48650	54150
VERY LOW INCOME	34050	38900	43800	48650	52550	56450	60350	64250
LOW-INCOME	54500	62300	70100	77850	84100	90350	96550	102800
Riverside-San Bernardino-Ontario, CA MSA								
FY 2025 MFI: \$103,900								
EXTR LOW INCOME	23500	26850	30200	33550	37650	43150	48650	54150
VERY LOW INCOME	39200	44750	50350	55950	60450	64900	69400	73850
LOW-INCOME	62650	71600	80550	89500	96700	103850	111000	118150
Sacramento-Roseville-Folsom, CA MSA								
Sacramento--Roseville--Arden-Arcade, CA HMFA								
FY 2025 MFI: \$120,800								
EXTR LOW INCOME	27050	30900	34750	38600	41700	44800	48650	54150
VERY LOW INCOME	45050	51450	57900	64300	69450	74600	79750	84900
LOW-INCOME	72050	82350	92650	102900	111150	119400	127600	135850

100% HUD AMI Calculation:

$$64,300 \times 2 = \$128,600$$

“Very Low Income” limit is 50% AMI

100% AMI