

**2026 Federal income limits - effective June 1, 2026 and subject to change*

Eligibility for the **ReCoverCA Single-Family Rehabilitation and Reconstruction** Program for tenant-occupied housing, which supports recovery from the 2023 and 2024 floods, is based on **household income limits** established by the U.S. Department of Housing and Urban Development (HUD).

View the **2026 AMI limits** below.

Rental Housing Income Limits (Tenant-Based Eligibility)

County/Area	Household Size							
	1	2	3	4	5	6	7	8
Hoopa Valley Tribe: Humboldt County, CA	\$54,400	\$62,200	\$69,950	\$77,700	\$83,950	\$90,150	\$96,350	\$102,600
Monterey County: Salinas, CA MSA	\$87,600	\$100,100	\$112,600	\$125,100	\$135,150	\$145,150	\$155,150	\$165,150
San Benito County: San Benito County, CA HUD Metro FMR Area	\$82,350	\$94,100	\$105,850	\$117,600	\$127,050	\$136,450	\$145,850	\$155,250
San Diego County: San Diego-Chula Vista-Carlsbad, CA MSA	\$97,950	\$111,950	\$125,950	\$139,900	\$151,100	\$162,300	\$173,500	\$184,700
Santa Cruz County: Santa Cruz-Watsonville, CA MSA	\$122,200	\$139,650	\$157,100	\$174,550	\$188,500	\$202,500	\$216,450	\$230,450
Tulare County: Visalia, CA MSA	\$54,400	\$62,200	\$69,950	\$77,700	\$83,950	\$90,150	\$96,350	\$102,600
Tuolumne County: Tuolumne County, CA	\$57,250	\$65,400	\$73,600	\$81,750	\$88,300	\$94,850	\$101,400	\$107,950



HOUSEHOLD INCOME CALCULATION

For tenant-occupied housing, income eligibility is based on the tenant household, not the property owner or landlord. Tenant household income must be **at or below 80% of AMI** and is determined using HUD's "1040 method," based on the most recent federal tax return. If a tenant household was not required to file taxes or there was a significant change in household income, alternative income documentation may be used. All income from adult household members must be included to support the income eligibility determination. **Assisted properties must continue to be occupied by low-to-moderate (LMI) income households in accordance with program requirements.**

Income limits help determine program eligibility. These limits help ensure disaster recovery funds are distributed fairly and directed to households with the greatest need.