

*\*2025 Federal income limits - effective April 1, 2025 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 **2025 AMI limits** below.

### Rental Housing Income Limits (Tenant-Based Eligibility)

County/Area	Household Size							
	1	2	3	4	5	6	7	8
<b>Hoopa Valley Tribe:</b> Humboldt County, CA	\$52,600	\$60,100	\$67,600	\$75,100	\$81,150	\$87,150	\$93,150	\$99,150
<b>Monterey County:</b> Salinas, CA MSA	\$81,000	\$92,600	\$104,150	\$115,700	\$125,000	\$134,250	\$143,500	\$152,750
<b>San Benito County:</b> San Benito County, CA HUD Metro FMR Area	\$74,900	\$85,600	\$96,300	\$106,950	\$115,550	\$124,100	\$132,650	\$141,200
<b>San Diego County:</b> San Diego-Chula Vista-Carlsbad, CA MSA	\$92,700	\$105,950	\$119,200	\$132,400	\$143,000	\$153,600	\$164,200	\$174,800
<b>Santa Cruz County:</b> Santa Cruz-Watsonville, CA MSA	\$111,100	\$127,000	\$142,850	\$158,700	\$171,400	\$184,100	\$196,800	\$209,500
<b>Tulare County:</b> Visalia, CA MSA	\$52,600	\$60,100	\$67,600	\$75,100	\$81,150	\$87,150	\$93,150	\$99,150
<b>Tuolumne County:</b> Tuolumne County, CA	\$56,950	\$65,050	\$73,200	\$81,300	\$87,850	\$94,350	\$100,850	\$107,350



### 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.*