



# FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income <a href="#">Explanation</a>	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Oakland-Fremont, CA HUD Metro FMR Area</b>	\$119,200	Very Low (50%) Income Limits (\$) <a href="#">Explanation</a>	45,700	52,200	58,750	<b>65,250</b>	70,500	75,700	80,950	86,150
		Extremely Low Income Limits (\$)* <a href="#">Explanation</a>	27,450	31,350	35,250	<b>39,150</b>	42,300	45,450	48,550	51,700
		Low (80%) Income Limits (\$) <a href="#">Explanation</a>	73,100	83,550	94,000	<b>104,400</b>	112,800	121,150	129,500	137,850

**NOTE:** Alameda County is part of the **Oakland-Fremont, CA HUD Metro FMR Area**, so all information presented here applies to all of the **Oakland-Fremont, CA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Oakland-Fremont, CA HUD Metro FMR Area**.

The **Oakland-Fremont, CA HUD Metro FMR Area** contains the following areas: Alameda County, CA; and Contra Costa County, CA.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

**FY2019 Median Family Income and Income Limits for Oakland-Fremont, CA HUD Metro FMR Area**

Select a different county or county equivalent in California:

- Alameda County
- Alpine County
- Amador County
- Butte County
- Calaveras County
- Colusa County

Select county or county equivalent

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Oakland-Fremont, CA HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.