

**2026 Income Limits**  
**City of Oakland Housing and Community Development Department**

Effective Date: 5/1/2026 (Effective Date for HOME units: 5/1/2026; Sec 8 FMRs effective 10/1/2025)

	<b>INCOME LIMITS, ADJUSTED FOR HOUSEHOLD SIZE</b>							
<b>INCOME LEVEL</b>	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>	<b>Five Person</b>	<b>Six Person</b>	<b>Seven Person</b>	<b>Eight Person</b>
20% Income Level	\$23,760	\$27,160	\$30,560	\$33,940	\$36,660	\$39,380	\$42,100	\$44,820
25% Income Level	\$29,700	\$33,950	\$38,200	\$42,425	\$45,825	\$49,225	\$52,625	\$56,025
<b>30% Income Level (Extremely Low Income)</b>	<b>\$35,640</b>	<b>\$40,740</b>	<b>\$45,840</b>	<b>\$50,910</b>	<b>\$54,990</b>	<b>\$59,070</b>	<b>\$63,150</b>	<b>\$67,230</b>
35% Income Level	\$41,580	\$47,530	\$53,480	\$59,395	\$64,155	\$68,915	\$73,675	\$78,435
40% Income Level	\$47,520	\$54,320	\$61,120	\$67,880	\$73,320	\$78,760	\$84,200	\$89,640
45% Income Level	\$53,460	\$61,110	\$68,760	\$76,365	\$82,485	\$88,605	\$94,725	\$100,845
<b>50% Income Level (CDBG Low Income) (Very Low Income)</b>	<b>\$59,400</b>	<b>\$67,900</b>	<b>\$76,400</b>	<b>\$84,850</b>	<b>\$91,650</b>	<b>\$98,450</b>	<b>\$105,250</b>	<b>\$112,050</b>
55% Income Level	\$65,340	\$74,690	\$84,040	\$93,335	\$100,815	\$108,295	\$115,775	\$123,255
60% Income Level	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460
<b>80% Income Level (Low Income) (CDBG Moderate)</b>	<b>\$95,040</b>	<b>\$108,640</b>	<b>\$122,240</b>	<b>\$135,760</b>	<b>\$146,640</b>	<b>\$157,520</b>	<b>\$168,400</b>	<b>\$179,280</b>
<b>100% Income Level (Area Median Income)</b>	<b>\$118,800</b>	<b>\$135,800</b>	<b>\$152,800</b>	<b>\$169,700</b>	<b>\$183,300</b>	<b>\$196,900</b>	<b>\$210,500</b>	<b>\$224,100</b>
<b>120% Income Level (Moderate Income)</b>	<b>\$142,560</b>	<b>\$162,960</b>	<b>\$183,360</b>	<b>\$203,640</b>	<b>\$219,960</b>	<b>\$236,280</b>	<b>\$252,600</b>	<b>\$268,920</b>