

INCOME LIMITS FOR MONO COUNTY

2026

Income limits for various affordable housing programs are established on an annual basis and are applicable county-wide. The various income limits are used to determine applicant eligibility (based on the level of household income) for the various programs. Programs that are funded entirely with **State or Local funding** are subject to the **State Income Limits** and programs that are funded with **Federal funding** are subject to the **Federal Income Limits**.



As shown below, the State and Federal agencies define the income levels differently and use slightly different methodologies to calculate the income limits.

STATE INCOME LIMITS Effective May-29-2026	Household Size							
	1	2	3	4	5	6	7	8
Acutely-Low ($\leq$ 15% AMI)	\$12,650	\$14,450	\$16,250	\$18,050	\$19,500	\$20,950	\$22,400	\$23,850
Extremely-Low (16% - 30% AMI)	\$23,600	\$27,000	\$30,350	\$33,700	\$38,680	\$44,360	\$50,040	\$55,720
Very-Low (31% - 50% AMI)	\$39,250	\$44,900	\$50,450	\$56,150	\$60,600	\$65,100	\$69,600	\$74,050
Low (51% - 80% AMI)	\$62,900	\$71,900	\$80,900	\$89,850	\$97,050	\$104,250	\$111,450	\$118,600
Median (81% - 100% AMI)	\$84,300	\$96,300	\$108,350	\$120,400	\$130,050	\$139,650	\$149,300	\$158,950
Moderate (101% - 120% AMI)	\$101,150	\$115,600	\$130,050	\$144,500	\$156,050	\$167,600	\$179,200	\$190,750

LOCAL INCOME LIMITS* Effective May-29-2026	Household Size							
	1	2	3	4	5	6	7	8
150% AMI	\$126,400	\$144,500	\$162,550	\$180,600	\$195,050	\$209,500	\$223,950	\$238,400
200% AMI	\$168,550	\$192,650	\$216,700	\$240,800	\$260,050	\$279,350	\$298,600	\$317,850

**The state does not calculate income limits for AMI groups > 120% AMI; however, the same methodology used by the State for the income limit calculations was used.*

FEDERAL INCOME LIMITS Effective Jun-01-2026	Household Size							
	1	2	3	4	5	6	7	8
Extremely-Low ($\leq$ 30% AMI)	\$23,600	\$27,000	\$30,350	\$33,700	\$36,400	\$39,100	\$41,800	\$44,500
Low (31% - 50% AMI)	\$39,250	\$44,900	\$50,450	\$56,150	\$60,600	\$65,100	\$69,600	\$74,050
-- (51% - 60% AMI)	\$47,100	\$53,880	\$60,540	\$67,380	\$72,720	\$78,120	\$83,520	\$88,860
Moderate (61% - 80% AMI)	\$62,900	\$71,900	\$80,900	\$89,850	\$97,050	\$104,250	\$111,450	\$118,600