

Episode 56YTA October 9, 2024. California 80 percent of median <https://www.huduser.gov/portal/datasets/il.html>

<https://www.huduser.gov/portal/datasets/il.html>

Episode 56YTA October 8, 2024. California counties 2024 80 percent income statistics found at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn by choosing state and then county in California.

As of 10/08/2024 of all US States only six have started roll out these Heat Pump rebates of up to \$8,000 if a household has 80 percent median income or less.

These statistics of 80 percent of median income are only listed for each of the California Counties as examples. For a deeper dive outside California search by COUNTY CITY or TOWN in a US state at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn
There are also Metropolitan Statistical Areas MSA and Fair Market Rent Areas FMR in California which have their own median income and their own 80 percent of median income.

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

The Chico, CA MSA contains the following areas: Butte County, CA;

The Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area contains the following areas: El Dorado County, CA; Placer County, CA; and Sacramento County, CA.

The Fresno, CA MSA contains the following areas: Fresno County, CA;

The El Centro, CA MSA contains the following areas: Imperial County, CA;

The Bakersfield, CA MSA contains the following areas: Kern County, CA;

The Hanford-Corcoran, CA MSA contains the following areas: Kings County, CA;

The Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area contains the following areas: Los Angeles County, CA;

The San Francisco, CA HUD Metro FMR Area contains the following areas: Marin County, CA; San Francisco County, CA; and San Mateo County, CA.

The Merced, CA MSA contains the following areas: Merced County, CA;

The Salinas, CA MSA contains the following areas: Monterey County, CA;

The Napa, CA MSA contains the following areas: Napa County, CA;

The Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area contains the following areas: Orange County, CA;

The Riverside-San Bernardino-Ontario, CA MSA contains the following areas: Riverside County, CA; and San Bernardino County, CA.

The San Benito County, CA HUD Metro FMR Area contains the following areas: San Benito County, CA;

The San Diego-Carlsbad, CA MSA contains the following areas: San Diego County, CA;

The Stockton-Lodi, CA MSA contains the following areas: San Joaquin County, CA;

The San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA contains the following areas: San Luis Obispo County, CA;

The Santa Maria-Santa Barbara, CA MSA contains the following areas: Santa Barbara County, CA;

The San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area contains the following areas: Santa Clara County, CA;

The Santa Cruz-Watsonville, CA MSA contains the following areas: Santa Cruz County, CA;

The Redding, CA MSA contains the following areas: Shasta County, CA;

The Vallejo-Fairfield, CA MSA contains the following areas: Solano County, CA;
The Santa Rosa, CA MSA contains the following areas: Sonoma County, CA;
The Modesto, CA MSA contains the following areas: Stanislaus County, CA;
The Yuba City, CA MSA contains the following areas: Sutter County, CA; and Yuba County, CA.
The Visalia-Porterville, CA MSA contains the following areas: Tulare County, CA;
The Oxnard-Thousand Oaks-Ventura, CA MSA contains the following areas: Ventura County, CA;
The Yolo, CA HUD Metro FMR Area contains the following areas: Yolo County, CA;
Metropolitan Statistical Area MSA

Fair Market Rents FMR

Housing and Urban Development HUD

Income Limits are set by number of persons in the Family Household

| | | | | 80 | percent | median | family | income | | | |
|----|--|---------------------|----------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | | | FY | 2024 | Income | Limit | Category | | | |
| | California | California County | Median Family Income | 1 person | 2 people | 3 people | 4 people | 5 people | 6 people | 7 people | 8 people |
| 1 | Oakland-Fremont, CA HUD Metro FMR Area | Alameda County | \$155,700 | \$84,600 | \$96,650 | \$108,750 | \$120,800 | \$130,500 | \$140,150 | \$149,800 | \$159,500 |
| 2 | Alpine County, CA | Alpine County | \$119,300 | \$59,200 | \$67,650 | \$76,100 | \$84,550 | \$91,350 | \$98,100 | \$104,850 | 111,65 |
| 3 | Amador County, CA | Amador County | \$101,900 | \$56,450 | \$64,550 | \$72,600 | \$80,650 | \$87,150 | \$93,600 | \$100,050 | \$106,500 |
| 4 | Chico, CA MSA | Butte County | \$96,600 | \$50,750 | \$58,000 | \$65,250 | \$72,500 | \$78,300 | \$84,100 | \$89,900 | \$95,700 |
| 5 | Calaveras County, CA | Calaveras County | \$94,600 | \$53,000 | \$60,600 | \$68,150 | \$75,700 | \$81,800 | \$87,850 | \$93,900 | \$99,950 |
| 6 | Colusa County, CA | Colusa County | \$85,700 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 7 | Oakland-Fremont, CA HUD Metro FMR Area | Contra Costa County | \$155,700 | \$84,600 | \$96,650 | \$108,750 | \$120,800 | \$130,500 | \$140,150 | \$149,800 | \$159,500 |
| 8 | Del Norte County, CA | Del Norte County | \$79,200 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 9 | Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area | El Dorado County | \$113,300 | \$66,050 | \$75,450 | \$84,900 | \$94,300 | \$101,850 | \$109,400 | \$116,950 | \$124,500 |
| 10 | Fresno, CA MSA | Fresno County | \$84,300 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 11 | Glenn County, CA | Glenn County | \$80,300 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 12 | Humboldt County, CA | Humboldt County | \$88,300 | \$49,500 | \$56,550 | \$63,600 | \$70,650 | \$76,350 | \$82,000 | \$87,650 | \$93,300 |
| 13 | El Centro, CA MSA | Imperial County | \$65,300 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 14 | Inyo County, CA | Inyo County | \$85,500 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 15 | Bakersfield, CA MSA | Kern County | \$78,600 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |

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|----|--|-----------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 16 | Hanford-Corcoran, CA MSA | Kings County | \$75,900 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 17 | Lake County, CA | Lake County | \$68,200 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 18 | Lassen County, CA | Lassen County | \$73,400 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 19 | Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area | Los Angeles County | \$98,200 | \$77,700 | \$88,800 | \$99,900 | \$110,950 | \$119,850 | \$128,750 | \$137,600 | \$146,500 |
| 20 | Madera, CA MSA | Madera County | \$87,800 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 21 | San Francisco, CA HUD Metro FMR Area | Marin County | \$186,600 | \$109,700 | \$125,350 | \$141,000 | \$156,650 | \$169,200 | \$181,750 | \$194,250 | \$206,800 |
| 22 | Mariposa County, CA | Mariposa County | \$76,100 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 23 | Mendocino County, CA | Mendocino County | \$90,400 | \$50,650 | \$57,850 | \$65,100 | \$72,300 | \$78,100 | \$83,900 | \$89,700 | \$95,450 |
| 24 | Merced, CA MSA | Merced County | \$78,500 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 25 | Modoc County, CA | Modoc County | \$65,000 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 26 | Mono County, CA | Mono County | \$105,900 | \$52,350 | \$59,800 | \$67,300 | \$74,800 | \$80,750 | \$86,750 | \$92,750 | \$98,750 |
| 27 | Salinas, CA MSA | Monterey County | \$103,200 | \$74,150 | \$84,800 | \$95,400 | \$105,950 | \$114,450 | \$122,950 | \$131,400 | \$139,900 |
| 28 | Napa, CA MSA | Napa County | \$121,100 | \$82,150 | \$93,900 | \$105,650 | \$117,350 | \$126,750 | \$136,150 | \$145,550 | \$154,900 |
| 29 | Nevada County, CA | Nevada County | \$104,200 | \$58,350 | \$66,700 | \$75,050 | \$83,350 | \$90,050 | \$96,700 | \$103,400 | \$110,050 |
| 30 | Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area | Orange County | \$129,000 | \$88,400 | \$101,000 | \$113,650 | \$126,250 | \$136,350 | \$146,450 | \$156,550 | \$166,650 |
| 31 | Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area | Placer County | \$113,300 | \$66,050 | \$75,450 | \$84,900 | \$94,300 | \$101,850 | \$109,400 | \$116,950 | \$124,500 |
| 32 | Plumas County, CA | Plumas County | \$92,400 | \$51,600 | \$59,000 | \$66,350 | \$73,700 | \$79,600 | \$85,500 | \$91,400 | \$97,300 |
| 33 | Riverside-San Bernardino-Ontario, CA MSA | Riverside County | \$97,500 | \$57,400 | \$65,600 | \$73,800 | \$82,000 | \$88,600 | \$95,150 | \$101,650 | \$108,250 |
| 34 | Sacramento--Roseville--Arden-Arcade, CA HUD Metro FMR Area | Sacramento County | \$113,300 | \$66,050 | \$75,450 | \$84,900 | \$94,300 | \$101,850 | \$109,400 | \$116,950 | \$124,500 |
| 35 | San Benito County, CA HUD Metro FMR Area | San Benito County | \$116,800 | \$68,550 | \$78,350 | \$88,150 | \$97,950 | \$105,800 | \$113,600 | \$121,450 | \$129,300 |
| 36 | Riverside-San Bernardino-Ontario, CA MSA | San Bernardino County | \$97,500 | \$57,400 | \$65,600 | \$73,800 | \$82,000 | \$88,600 | \$95,150 | \$101,650 | \$108,250 |
| 37 | San Diego-Carlsbad, CA MSA | San Diego County | \$119,500 | \$84,900 | \$97,000 | \$109,150 | \$121,250 | \$130,950 | \$140,650 | \$150,350 | \$160,050 |

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| 38 | Stockton-Lodi, CA MSA | San Joaquin County | \$103,800 | \$54,000 | \$61,700 | \$69,400 | \$77,100 | \$83,300 | \$89,450 | \$95,600 | \$101,800 |
| 39 | San Luis Obispo-Paso Robles-Arroyo Grande, CA MSA | San Luis Obispo County | \$125,600 | \$71,350 | \$81,550 | \$91,700 | \$101,900 | \$110,100 | \$118,250 | \$126,350 | \$134,500 |
| 40 | San Francisco, CA HUD Metro FMR Area | San Mateo County | \$186,600 | \$109,700 | \$125,350 | \$141,000 | \$156,650 | \$169,200 | \$181,750 | \$194,250 | \$206,800 |
| 41 | Santa Maria-Santa Barbara, CA MSA | Santa Barbara County | \$119,100 | \$91,200 | \$104,250 | \$117,300 | \$130,350 | \$140,800 | \$151,250 | \$161,600 | \$172,050 |
| 42 | San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area | Santa Clara County | \$184,300 | \$102,300 | \$116,900 | \$131,500 | \$146,100 | \$157,800 | \$169,500 | \$181,200 | \$192,900 |
| 43 | Santa Cruz-Watsonville, CA MSA | Santa Cruz County | \$127,300 | \$101,750 | \$116,250 | \$130,750 | \$145,300 | \$156,950 | \$168,550 | \$180,200 | \$191,800 |
| 44 | Redding, CA MSA | Shasta County | \$89,100 | \$49,950 | \$57,050 | \$64,200 | \$71,300 | \$77,050 | \$82,750 | \$88,450 | \$94,150 |
| 45 | Sierra County, CA | Sierra County | \$79,700 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 46 | Siskiyou County, CA | Siskiyou County | \$72,100 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 47 | Vallejo-Fairfield, CA MSA | Solano County | \$113,200 | \$70,450 | \$80,500 | \$90,550 | \$100,650 | \$108,700 | \$116,750 | \$124,850 | \$132,850 |
| 48 | Santa Rosa, CA MSA | Sonoma County | \$128,400 | \$77,500 | \$88,600 | \$99,650 | \$110,700 | \$119,600 | \$128,450 | \$137,300 | \$146,150 |
| 49 | Modesto, CA MSA | Stanislaus County | \$91,100 | \$51,050 | \$58,350 | \$65,650 | \$72,900 | \$78,750 | \$84,600 | \$90,400 | \$96,250 |
| 50 | Yuba City, CA MSA | Sutter County | \$82,200 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 51 | Tehama County, CA | Tehama County | \$79,000 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 52 | San Francisco, CA HUD Metro FMR Area | The City and County of San Francisco | \$186,600 | \$109,700 | \$125,350 | \$141,000 | \$156,650 | \$169,200 | \$181,750 | \$194,250 | \$206,800 |
| 53 | Trinity County, CA | Trinity County | \$65,700 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 54 | Visalia-Porterville, CA MSA | Tulare County | \$72,000 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |
| 55 | Tuolumne County, CA | Tuolumne County | \$96,900 | \$54,250 | \$62,000 | \$69,750 | \$77,450 | \$83,650 | \$89,850 | \$96,050 | \$102,250 |
| 56 | Oxnard-Thousand Oaks-Ventura, CA MSA | Ventura County | \$125,600 | \$78,800 | \$90,050 | \$101,300 | \$112,550 | \$121,600 | \$130,600 | \$139,600 | \$148,600 |
| 57 | Yolo, CA HUD Metro FMR Area | Yolo County | \$117,000 | \$64,600 | \$73,800 | \$83,050 | \$92,250 | \$99,650 | \$107,050 | \$114,400 | \$121,800 |
| 58 | Yuba City, CA MSA | Yuba County | \$82,200 | \$49,250 | \$56,250 | \$63,300 | \$70,300 | \$75,950 | \$81,550 | \$87,200 | \$92,800 |