**HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA (HACA)**

**INCOME LIMITS**

HOUSING CHOICE VOUCHER (HCV) &

PROJECT-BASED VOUCHER (PBV) PROGRAMS

**EFFECTIVE: April 1, 2024**

In order to be eligible for the Section 8 HCV Program, a family’s annual income must be at or below the following HUD-specified Section 8 Income Limits (see exceptions immediately below table).

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| --- | --- | --- | --- |
| **Family Size** | **Some PBV** | **HCV & Some PBV** | **Public Housing** |
| 1 | $32,700 | $54,500 | $84,600 |
| 2 | $37,400 | $62,300 | $96,650 |
| 3 | $42,050 | $70,100 | $108,750 |
| 4 | $46,700 | $77,850 | $120,800 |
| 5 | $50,450 | $84,100 | $130,500 |
| 6 | $54,200 | $90,350 | $140,150 |
| 7 | $57,950 | $96,550 | $149,800 |
| 8 | $61,650 | $102,800 | $159,500 |
| 9 | $65,400 | $109,000 | $169,150 |
| 10 | $69,150 | $115,250 | $178,800 |
| 11 | $72,900 | $121,450 | $188,450 |
| 12 | $76,600 | $127,700 | $198,150 |

**Exceptions:** If, at the time that a family would be issued a Section 8 voucher by HACA, it meets **either** of the following two criteria, the **Public Housing Income Limits apply** (not the Section 8 income limits):

* The family is already a participant in the Section 8 Program; or
* The family qualifies for voucher assistance as a non-purchasing household living in HOPE 1 (public housing home-ownership), HOPE 2 (multifamily housing home-ownership) developments, or other HUD-assisted multifamily home-ownership programs.

As an example of the above, a family of 5 that is already a Public Housing tenant and has income at or below $130,500 would be income eligible for the Section 8 program.

If the family is displaced as a result of the prepayment of a mortgage or voluntary termination of a mortgage insurance contract on eligible low-income housing, an even higher income limit applies. Contact HACA for more information.

  