



Income Update • June 2025

2025 Income Limits by Area

Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area

Median Family Income - \$106,600

Household Size	1 person	2 people	3	4	5	6	7	8
Low (80%) Income Limits	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Very Low (50%) Income Limits	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Extremely Low Income Limits	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000

Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area

Median Family Income - \$136,600

Household Size	1 person	2 people	3	4	5	6	7	8
Low (80%) Income Limits	\$94,750	\$108,300	\$121,850	\$135,350	\$146,200	\$157,050	\$167,850	\$178,700
Very Low (50%) Income Limits	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700
Extremely Low Income Limits	\$35,550	\$40,600	\$45,700	\$50,750	\$54,850	\$58,900	\$62,950	\$67,000

Riverside-San Bernardino-Ontario, CA HUD Metro FMR Area

Median Family Income - \$103,900

Household Size	1 person	2 people	3	4	5	6	7	8
Low (80%) Income Limits	\$62,650	\$71,600	\$80,550	\$89,500	\$96,700	\$103,850	\$111,000	\$118,150
Very Low (50%) Income Limits	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850
Extremely Low Income Limits	\$23,500	\$26,850	\$30,200	\$33,550	\$37,650	\$43,150	\$48,650	\$54,150

Moderate Income Purchase Assistance (MIPA) Program

Up to \$115,000 (Mod 120) in assistance for first-time homebuyers. Applicants must attend an 8-hour homebuyer education class and contribute a minimum of 1% of the home purchase price as down payment.

Household Size	1 person	2 people	3	4	5	6	7	8
Mod 120 (81%-120% AMI)	\$84,851- \$121,400	\$96,951 - \$138,700	\$109,051- \$156,050	\$121,151 - \$173,350	\$130,851 - \$187,250	\$140,551- \$201,100	\$150,251- \$215,000	\$159,951- \$228,850