



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

| FY 2019 Income Limit Area | Median Family Income <input type="button" value="Explanation"/> | FY 2019 Income Limit Category | Persons in Family | | | | | | | |
|---|--|--|-------------------|---------|---------|----------------|---------|---------|---------|---------|
| | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| San Francisco, CA HUD Metro FMR Area | \$136,800 | Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/> | 56,450 | 64,500 | 72,550 | 80,600 | 87,050 | 93,500 | 99,950 | 106,400 |
| | | Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/> | 33,850 | 38,700 | 43,550 | 48,350 | 52,250 | 56,100 | 60,000 | 63,850 |
| | | Low (80%) Income Limits (\$) <input type="button" value="Explanation"/> | 90,450 | 103,350 | 116,250 | 129,150 | 139,500 | 149,850 | 160,150 | 170,500 |

NOTE: Marin County is part of the **San Francisco, CA HUD Metro FMR Area**, so all information presented here applies to all of the **San Francisco, CA HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **San Francisco, CA HUD Metro FMR Area**.

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 FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

FY2018 Median Family Income and Income Limits for San Francisco, CA HUD Metro FMR Area

Select a different county or county equivalent in California:

- Kings County
- Lake County
- Lassen County
- Los Angeles County
- Madera County
- Marin County

Select county or county equivalent

Select any FY2019 HUD Metropolitan FMR Area's Income Limits:

San Francisco, CA HUD Metro FMR Area

Select HMFA Income Limits Area

Or press below to start over and select a different state:

Select a new state

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Prepared by the [Program Parameters and Research Division](#), HUD.