

## 2026 Santa Clara County Income and Rent Limit

**Area Median Income: \$205,500**

California Code of Regulations | Title 25 §6932  
Effective 05/29/2026

### Santa Clara County 2026 Area Median Income (AMI) Limits

Household	15%   ALI	30%   ELI	40%   VLI	50%   VLI	60%   LI	70%   LI	80%   LI	100%   MED	110%   MOD	120%   MOD
1	21,600	43,200	57,550	71,950	86,300	100,700	113,700	143,850	158,250	172,600
2	24,700	49,350	65,750	82,200	98,650	115,100	129,950	164,400	180,850	197,300
3	27,750	55,500	74,000	92,500	110,950	129,450	146,200	184,950	203,450	221,950
4	30,850	61,650	82,200	102,750	123,300	143,850	162,400	<b>205,500</b>	226,050	246,600
5	33,300	66,600	88,800	111,000	133,150	155,350	175,400	221,950	244,150	266,350
6	35,800	71,550	95,350	119,200	143,050	166,900	188,400	238,400	262,250	286,050
7	38,250	76,450	101,900	127,450	152,900	178,350	201,400	254,800	280,300	305,800
8	40,700	81,400	108,500	135,650	162,750	189,900	214,400	271,250	298,400	325,500

### 2026 Maximum Rent Limits (Gross Rent) \*

\*Tenant paid rent plus a utility allowance cannot exceed Maximum Rent Limits. Utility allowance must be the amount deducted from the household's rent portion when tenant is responsible for utilities.

Unit Size	15%   ALI	30%   ELI	40%   VLI	50%   VLI	60%   LI	70%   LI	80%   LI	100%   MED	110%   MOD	120%   MOD
Studio	540	1,080	1,438	1,798	2,157	2,517	2,842	3,596	3,956	4,315
1 Bedroom	617	1,233	1,643	2,055	2,466	2,877	3,248	4,110	4,521	4,932
2 Bedrooms	693	1,387	1,850	2,312	2,773	3,236	3,655	4,623	5,086	5,548
3 Bedrooms	771	1,541	2,055	2,568	3,082	3,596	4,060	5,137	5,651	6,165
4 Bedrooms	832	1,665	2,220	2,775	3,328	3,883	4,385	5,548	6,103	6,658

#### Notes

ALI = Acutely Low Income, ELI = Extremely Low Income, VLI = Very Low Income, LI = Low Income, MED = Median Income, MOD = Moderate Income

[2026 Utility Allowance schedule \(effective 10/1/25\)](#)

#### Contact

Housing & Community Services | 408-615-2490 | [communityservice@santaclaraca.gov](mailto:communityservice@santaclaraca.gov)