

The Housing Element addresses a variety of housing needs and provides programs to support a range of housing types and affordability. Housing affordability categories include Moderate Income, Lower Income, Very Low Income, and Extremely Low Income. These are based on surveys of local area median income (AMI). For example, for Orange County, Lower Income for a family of four is currently defined as \$127,800 per year. “Affordable housing cost” for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). “Housing cost” commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing. Examples of existing affordable housing developments in Yorba Linda:



Oakcrest Terrace (source: National CORE, 2022)



Oakcrest Heights (source: National CORE, 2022)



Yorba Linda Palms Apartments (source: Avanath Communities, 2022)



Villa Plumosa (source: National Core, 2022)



Parkwood Apartments at Yorba Linda (source: American Housing Partners, 2022)



Altrudy Senior Apartments (source: <https://altrudylaneseniors.com/>)

**Santa Ana-Anaheim-Irvine, CA HUD Metro FMR
Household Income Limits**

2023

HUD Method

HUD Metropolitan Fair Market Rent Area (HMFA)

Santa Ana-Anaheim-Irvine, CA HUD Metro FMR

\$127,800

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50052.5 and 50093.

U.S. Department of Housing and Urban Development
May 15, 2023

Hshold Size	Extremely Low Income 30%			35%			40%			Very Low Income 50%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$30,150	\$2,513	\$754	\$35,200	\$2,933	\$880	\$40,200	\$3,350	\$1,005	\$50,250	\$4,188	\$1,256
TWO	\$34,450	\$2,871	\$861	\$40,200	\$3,350	\$1,005	\$45,950	\$3,829	\$1,149	\$57,400	\$4,783	\$1,435
THREE	\$38,750	\$3,229	\$969	\$45,250	\$3,771	\$1,131	\$51,700	\$4,308	\$1,293	\$64,600	\$5,383	\$1,615
FOUR	\$43,050	\$3,588	\$1,076	\$50,250	\$4,188	\$1,256	\$57,400	\$4,783	\$1,435	\$71,750	\$5,979	\$1,794
FIVE	\$46,500	\$3,875	\$1,163	\$54,300	\$4,525	\$1,358	\$62,000	\$5,167	\$1,550	\$77,500	\$6,458	\$1,938
SIX	\$49,950	\$4,163	\$1,249	\$58,300	\$4,858	\$1,458	\$66,600	\$5,550	\$1,665	\$83,250	\$6,938	\$2,081
SEVEN	\$53,400	\$4,450	\$1,335	\$62,350	\$5,196	\$1,559	\$71,200	\$5,933	\$1,780	\$89,000	\$7,417	\$2,225
EIGHT	\$56,850	\$4,738	\$1,421	\$66,350	\$5,529	\$1,659	\$75,800	\$6,317	\$1,895	\$94,750	\$7,896	\$2,369

Hshold Size	60%			65%			70%			Low Income 80%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$60,300	\$5,025	\$1,508	\$65,350	\$5,446	\$1,634	\$70,350	\$5,863	\$1,759	\$80,400	\$6,700	\$2,010
TWO	\$68,900	\$5,742	\$1,723	\$74,650	\$6,221	\$1,866	\$80,400	\$6,700	\$2,010	\$91,850	\$7,654	\$2,296
THREE	\$77,500	\$6,458	\$1,938	\$84,000	\$7,000	\$2,100	\$90,450	\$7,538	\$2,261	\$103,350	\$8,613	\$2,584
FOUR	\$86,100	\$7,175	\$2,153	\$93,300	\$7,775	\$2,333	\$100,450	\$8,371	\$2,511	\$114,800	\$9,567	\$2,870
FIVE	\$93,000	\$7,750	\$2,325	\$100,800	\$8,400	\$2,520	\$108,500	\$9,042	\$2,713	\$124,000	\$10,333	\$3,100
SIX	\$99,900	\$8,325	\$2,498	\$108,250	\$9,021	\$2,706	\$116,550	\$9,713	\$2,914	\$133,200	\$11,100	\$3,330
SEVEN	\$106,800	\$8,900	\$2,670	\$115,700	\$9,642	\$2,893	\$124,600	\$10,383	\$3,115	\$142,400	\$11,867	\$3,560
EIGHT	\$113,700	\$9,475	\$2,843	\$123,200	\$10,267	\$3,080	\$132,600	\$11,050	\$3,315	\$151,550	\$12,629	\$3,789

Hshold Size	100%			115%			Moderate Income 120%			140%		
	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly	Annual Income	Monthly Income	30.00% Monthly
ONE	\$89,450	\$7,454	\$2,236	\$102,850	\$8,571	\$2,571	\$107,350	\$8,946	\$2,684	\$125,250	\$10,438	\$3,131
TWO	\$102,250	\$8,521	\$2,556	\$117,550	\$9,796	\$2,939	\$122,700	\$10,225	\$3,068	\$143,100	\$11,925	\$3,578
THREE	\$115,000	\$9,583	\$2,875	\$132,250	\$11,021	\$3,306	\$138,000	\$11,500	\$3,450	\$161,000	\$13,417	\$4,025
FOUR	\$127,800	\$10,650	\$3,195	\$146,950	\$12,246	\$3,674	\$153,350	\$12,779	\$3,834	\$178,900	\$14,908	\$4,473
FIVE	\$138,000	\$11,500	\$3,450	\$158,700	\$13,225	\$3,968	\$165,600	\$13,800	\$4,140	\$193,200	\$16,100	\$4,830
SIX	\$148,250	\$12,354	\$3,706	\$170,450	\$14,204	\$4,261	\$177,900	\$14,825	\$4,448	\$207,500	\$17,292	\$5,188
SEVEN	\$158,450	\$13,204	\$3,961	\$182,200	\$15,183	\$4,555	\$190,150	\$15,846	\$4,754	\$221,850	\$18,488	\$5,546
EIGHT	\$168,700	\$14,058	\$4,218	\$193,950	\$16,163	\$4,849	\$202,400	\$16,867	\$5,060	\$236,150	\$19,679	\$5,904

Note: Income levels 80% and below are adjusted by a HUD high cost area allowance.

This general income information is calculated from the U.S. Department of Housing and Urban Development (HUD) income figures. Specific program requirements may vary.