

**Sacramento Housing and Redevelopment Agency Assisted Rental Housing  
Income and Rent Limit Table  
Effective January 1, 2009**

Median Income: \$71,000 (4-person)

Household Size	ANNUAL INCOME LIMITS					TAX INCREMENT & MULTIFAMILY REVENUE BOND PROGRAMS Maximum Monthly Rents (30% of Median Income Limits)										
	Moderate 110% TI	Median 100% TCAC	Low Income 80% HOME 60% TCAC/ HOME (1-2)	Very Low Income 50% TCAC/ HOME (1-2)	Very Low Income 40% TCAC	35% TCAC	30% HOME	Moderate 110%	Median 100%	Low-Mod 80%	Low 60%	Very Low 50%	Very Very Low-Income 40%	30%		
1 person	54,670	49,700	39,750	29,820	24,850	19,880	17,395	14,900	1,366.75	1,242.50	993.75	745.50	621.25	497.00	434.88	372.50
2 person	62,480	56,800	45,450	34,080	28,400	22,720	19,880	17,050	1,562.00	1,420.00	1,136.25	852.00	710.00	568.00	497.00	426.25
3 person	70,290	63,900	51,100	38,340	31,950	25,560	22,365	19,150	1,757.25	1,597.50	1,277.50	958.50	798.75	639.00	559.13	478.75
4 person	78,100	71,000	56,800	42,600	35,500	28,400	24,850	21,300	1,952.50	1,775.00	1,420.00	1,065.00	887.50	710.00	621.25	532.50
5 person	83,600	76,700	61,350	46,020	38,350	30,680	26,845	23,000	2,090.00	1,917.50	1,533.75	1,150.50	958.75	767.00	671.13	575.00
6 person	90,640	82,400	65,900	49,440	41,200	32,960	28,840	24,700	2,266.00	2,060.00	1,647.50	1,236.00	1,030.00	824.00	721.00	617.50
7 person	96,800	88,000	70,450	52,800	44,000	35,200	30,800	26,400	2,420.00	2,200.00	1,761.25	1,320.00	1,100.00	880.00	770.00	660.00
8 person	103,070	93,700	75,000	56,220	46,850	37,480	32,795	28,100	2,576.75	2,342.50	1,875.00	1,405.50	1,171.25	937.00	819.88	702.50

**Sources:**

- <sup>(1)</sup> Published - February 13, 2008 HUD User.org/Datasets/IL/IL08/index
- <sup>(2)</sup> 2008 California Tax Credit Allocation Committee- Income/Rent Limits

Unit Size	MAXIMUM ALLOWABLE RENTS Home & Tax Credit Programs					Maximum Net Contract Rents								
	FMR <sup>(1)</sup>	HHR <sup>(2)</sup>	60% TCAC	50% TCAC	40% TCAC	30% TCAC	Utility Allowance <sup>(3)</sup>	FMR	HHR	60% TCAC	LHR	50% TCAC	40% TCAC	30% TCAC
SRO	531.00	531.00	531.00	531.00	531.00	531.00	0	531.00	531.00	531.00	531.00	531.00	531.00	531.00
Studio	708	708	745	621	497	372	43	665	665	702	578	578	454	329
1 bedroom	805	805	798	665	532	399	67	738	738	731	598	598	465	332
2 bedroom	982	982	958	798	639	479	80	902	902	878	718	718	559	399
3 bedroom	1,417	1,417	1,107	923	738	553	95	1,322	1,071	1,012	828	828	643	458
4 bedroom	1,624	1,281	1,236	1,030	824	618	111	1,513	1,170	1,125	919	919	713	507

**Sources:**

- <sup>(1)</sup> Same as above
- <sup>(2)</sup> HUD User.org/datasets/fmr/fmrs08
- <sup>(3)</sup> Published - April 8, 2008 HOME Rent Limits ([www.hud.gov/offices/cpd/affordablehousing/programs/home/fmrs/rent.2008](http://www.hud.gov/offices/cpd/affordablehousing/programs/home/fmrs/rent.2008))
- <sup>(4)</sup> Utility Allowances: Housing Activities City/County Sacramento January 2009 Schedule 3 for Electric Heating and Natural Gas

**Note: There are separate schedules for Elevator Structures, All Electric, and Gas Heating and Electric. Be sure that you use the utility allowance schedule that is specific to your project(s).**

