



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
ASSISTED RENTAL HOUSING INCOME AND RENT LIMIT TABLE | EFFECTIVE: JUNE 1, 2021

CHART 1

ANNUAL INCOME LIMITS

Household Size	Moderate		Median	Mod-Low		Low	Very Low			Extremely Low
	120%	110%	100%	80%	70%	60%	50%	45%	40%	30%
1 person	76,500	70,150	63,750	50,750	44,450	38,100	31,750	28,575	25,400	19,050
2 person	87,450	80,200	72,900	58,000	50,750	43,500	36,250	32,625	29,000	21,800
3 person	98,350	90,200	82,000	65,250	57,150	48,960	40,800	36,720	32,640	24,500
4 person	109,300	100,200	91,100	72,500	63,400	54,360	45,300	40,770	36,240	27,200
5 person	118,050	108,250	98,400	78,300	68,550	58,740	48,950	44,055	39,160	31,040
6 person	126,800	116,300	105,700	84,100	73,600	63,060	52,550	47,295	42,040	35,580
7 person	135,550	124,250	112,950	89,900	78,700	67,440	56,200	50,580	44,960	40,120
8 person	144,300	132,300	120,250	95,700	83,750	71,760	59,800	53,820	47,840	44,660
9 person	153,050	140,300	127,550	101,500	88,800	76,104	63,450	57,080	50,735	46,850
10 person	161,800	148,350	134,850	107,300	93,900	80,452	67,050	60,340	53,635	49,050
11 person	170,550	156,350	142,150	113,100	98,950	84,801	70,700	63,600	56,535	51,200

CHART 2: HOME PROGRAM ONLY

ANNUAL INCOME LIMITS

Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	38,100	31,750	19,050
2 person	43,500	36,250	21,800
3 person	48,960	40,800	24,500
4 person	54,360	45,300	27,200
5 person	58,740	48,950	29,400
6 person	63,060	52,550	31,600
7 person	67,440	56,200	33,750
8 person	71,760	59,800	35,950
9 person	76,100	63,400	38,100
10 person	80,450	67,050	40,250
11 person	84,800	70,650	42,450

MAXIMUM GROSS MONTHLY RENTS

Unit Size	High HOME	Low HOME
SRO	758	594
Studio	1,011	793
1 bedroom	1,085	850
2 bedroom	1,304	1,020
3 bedroom	1,498	1,178
4 bedroom	1,651	1,313
5 bedroom	1,803	1,450

BOND, HTF, INCLUSIONARY, MHSA & TAX INCREMENT

MAXIMUM GROSS MONTHLY RENTS

Unit Size	Moderate	Mod-Low		Low	Very Low			Extremely Low
	110%	80%	70%	60%	50%	45%	40%	30%
Studio	1,753	1,268	1,111	952	793	714	635	476
1 bedroom	2,005	1,450	1,268	1,087	906	815	725	545
2 bedroom	2,255	1,631	1,428	1,224	1,020	918	816	612
3 bedroom	2,505	1,812	1,585	1,359	1,132	1,019	906	680
4 bedroom	2,706	1,957	1,713	1,468	1,223	1,101	979	776
5 bedroom	2,907	2,102	1,840	1,576	1,313	1,182	1,051	889

CDGB, NSP, ESG AND HOPWA

MAXIMUM GROSS MONTHLY RENTS

Unit Size	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		951	714	594	357
Studio	1,060	1,268	952	793	476
1 bedroom	1,188	1,359	1,020	850	510
2 bedroom	1,495	1,631	1,224	1,020	612
3 bedroom	2,140	1,885	1,413	1,178	728
4 bedroom	2,588	2,102	1,576	1,313	889
5 bedroom	2,976	2,320	1,740	1,450	1,059

LEGEND

BOND - MORTGAGE REVENUE BOND

INC - INCLUSIONARY HOUSING

CDGB - COMMUNITY DEVELOPMENT BLOCK GRANT

MHSA - MENTAL HEALTH SERVICES ACT

HOME - HOME INVESTMENT PARTNERSHIPS

NSP - NEIGHBORHOOD STABILIZATION

HTF - HOUSING TRUST FUND

TI - TAX INCREMENT

NOTE: PROPERTIES WITH MULTIPLE SHRA FUNDING PROGRAMS MUST USE THE MOST RESTRICTIVE INCOME AND RENT LIMITS



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
ASSISTED RENTAL HOUSING INCOME AND RENT LIMIT SOURCES

CHART 1

1. **Moderate** (120% and 110 % AMI), **Median** (100% AMI) and **Moderate-Low** (80% AMI) Income Limits: 2021 HCD State Income limits published April 2021 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
2. **Low** (60% AMI) Income Limits: 2021 Multifamily Tax Subsidy Income Limits published April 2021 at <http://www.huduser.org/portal/datasets/mtsp.html>
3. **Very-Low** (50% AMI) Income Limits: 2021 HCD State Income limits published April 2021 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
4. **Extremely Low** (45% and 40% AMI) Income Limits: 2021 HCD Income Limits published April 2021 at <https://hcd.ca.gov/grants-funding/docs/2021mtspregularlimits.pdf>
5. **Extremely Low** (30% AMI) Income Limits: 2021 HCD State Income limits published April 2021 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
6. **Rent Limits:** Bond HTF Inclusionary, MHSA, and Tax Increment

The SHRA Table is formulated to calculate the income limit multiplied by 30% and divided by 12

Methodology:

- a. Studio, use 1 person income limit
- b. 1 bedroom, use 2 person income limit
- c. 2 bedroom, use 3 person income limit
- d. 3 bedroom, use 4 person income limit
- e. 4 bedroom, use 5 person income limit
- f. 5 bedroom, use 6 person income limit

Example:

1 person 50% AMI is 26,650 as of May 1, 2014
Rent Calc: $26,650 \times 0.30 = 7,995$.
 $7,995/12 = 666.25$ Studio Rent Limit

7. Rent Limits for CDBG, ESG, and HOPWA: Fair Market Rents (FMR): FY 2021 HUD Office of Policy Development & Research FMR Limits at https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020summary.odn?cbsasub=METRO40900M40900&year=2019&fmrtype=Final&dallas_sa_override=TRUE; FMRs for single-room occupancy (SRO) units are 0.75 times the zero bedroom (efficiency): from Federal Register Notice August 2019. **For example, the rent for a studio unit restricted at 80% AMI under CDBG is \$1268 per month, the rent for an SRO unit at 80% AMI under CDBG is (\$1268 per month)(.75)=\$951 per month.**

CHART 2: HOME PROGRAM ONLY

1. 2021 HOME Program Income Limits published April 2021 at <https://www.hudexchange.info/programs/home/home-income-limits/>
2. **High and Low HOME Rents:** 2021 HOME Program Rent Limits published April 2021 at <https://www.hudexchange.info/programs/home/home-rent-limits/>
The HOME income limit values for large households (9-12 persons) must be rounded to the nearest \$50. Therefore, all values from 1 to 24 are rounded down to 0, and all values from 25 to 49 are rounded up to 50.