

## Sacramento Housing and Redevelopment Agency Assisted Rental Housing Income and Rent Limit Table Effective January 1, 2019 (SRO Rent Update)

**Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment**  
Median Income: **\$80,100** (4-person)

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	67,250	61,700	56,050	44,900	39,300	33,660	28,050	25,245	22,440	16,850
2 person	76,900	70,550	64,100	51,300	44,900	38,460	32,050	28,845	25,640	19,250
3 person	86,500	79,350	72,100	57,700	50,500	43,260	36,050	32,445	28,840	21,650
<b>4 person</b>	<b>96,100</b>	<b>88,100</b>	<b>80,100</b>	<b>64,100</b>	<b>56,050</b>	<b>48,060</b>	<b>40,050</b>	<b>36,045</b>	<b>32,040</b>	<b>25,100</b>
5 person	103,800	95,150	86,500	69,250	60,650	51,960	43,300	38,970	34,640	29,420
6 person	111,500	102,200	92,900	74,400	65,100	55,800	46,500	41,850	37,200	33,740
7 person	119,150	109,250	99,300	79,500	69,600	59,640	49,700	44,730	39,760	38,060
8 person	126,850	116,350	105,750	84,650	74,100	63,480	52,900	47,610	42,320	42,380
9 person	134,550	123,350	112,150	89,750	78,470	67,290	56,100	50,490	44,880	46,700
10 person	142,250	130,400	118,550	94,900	82,954	71,130	59,300	53,370	47,440	51,020
11 person	149,950	137,450	125,000	100,000	86,317	74,980	62,500	56,250	50,000	55,340

Bond, HTF, Inclusionary, MHSA and 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	1,542.50	1,122.50	982.50	841.50	701.25	631.13	561.00	421.25
1 bedroom	1,763.75	1,282.50	1,122.50	961.50	801.25	721.13	641.00	481.25
2 bedroom	1,983.75	1,442.50	1,262.50	1,081.50	901.25	811.13	721.00	541.25
3 bedroom	2,202.50	1,602.50	1,401.25	1,201.50	1,001.25	901.13	801.00	627.50
4 bedroom	2,378.75	2,162.50	1,516.25	1,299.00	1,082.50	974.25	866.00	735.50
5 bedroom	2,555.00	2,322.50	1,627.50	1,395.00	1,162.50	1,046.25	930.00	843.50

**Chart 2 Funding Program: HOME**  
Median Income: **\$80,100** (4-person)

ANNUAL INCOME LIMITS			
Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	33,660	28,050	16,850
2 person	38,460	32,050	19,250
3 person	43,260	36,050	21,650
<b>4 person</b>	<b>48,060</b>	<b>40,050</b>	<b>24,050</b>
5 person	51,960	43,300	26,000
6 person	55,800	46,500	27,900
7 person	59,640	49,700	29,850
8 person	63,480	52,900	31,750
9 person	67,300	56,050	33,650
10 person	71,150	59,250	35,600
11 person	74,950	62,500	37,500

HOME

MAXIMUM GROSS MONTHLY RENTS			
Unit Size	High HOME	Low HOME	
		SRO	
Studio	757	640	701
1 bedroom	860	640	751
2 bedroom	1,086	640	901
3 bedroom	1,347	640	1,041
4 bedroom	1,483	640	1,162
5 bedroom	1,617	640	1,282

**Chart 4: Utility Allowance (UA) Example**  
Apartment / Walk-up - Electric Heating No A/C

Using Very Low (50%) Rent Limit from Chart 1			
Unit Size	Gross Rent	UA	Tenant Rent
Studio	701.25	61	\$640.25
1 bedroom	801.25	73	\$728.25
2 bedroom	901.25	85	\$816.25
3 bedroom	1,001.25	103	\$898.25
4 bedroom	1,082.50	121	\$961.50
5 bedroom	1,162.50	138	\$1,024.50

**Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA**  
Median Income: **\$80,100** (4-person)

ANNUAL INCOME LIMITS				
Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	44,900	33,660	28,050	16,850
2 person	51,300	38,460	32,050	19,250
3 person	57,700	43,260	36,050	21,650
<b>4 person</b>	<b>64,100</b>	<b>48,060</b>	<b>40,050</b>	<b>25,100</b>
5 person	69,250	51,960	43,300	29,420
6 person	74,400	55,800	46,500	33,740
7 person	79,500	59,640	49,700	38,060
8 person	84,650	63,480	52,900	42,380
9 person	89,750	67,260	56,100	46,700
10 person	94,900	71,100	59,300	51,020
11 person	100,000	74,040	62,500	55,340

CDBG, NSP, ESG and HOPWA

MAXIMUM GROSS MONTHLY RENTS					
Unit Size	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		640	640	640	640
Studio	853	1,122	841	701	421
1 bedroom	968	1,202	901	751	451
2 bedroom	1,220	1,442	1,081	901	541
3 bedroom	1,764	1,666	1,250	1,041	681
4 bedroom	2,143	1,860	1,395	1,162	843
5 bedroom	2,464	2,051	1,539	1,282	1,005

**LEGEND:**

- BOND** - Multifamily Revenue Bond Program
- CDBG** - Community Development Block Grant Program
- HOME** - Home Investment Partnerships Program
- HTF** - Housing Trust Fund Program
- INC** - Inclusionary Housing Program
- MHSA** - Mental Health Services Act Program
- NSP** - Neighborhood Stabilization Program
- TI** - Tax Increment Program

**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 Table Sources

### Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment

- 1) Moderate (120% and 110 % AMI), Median (100% AMI) and Moderate-Low (80% AMI) Income Limits: 2018 HCD State Income limits published 4/26/2018 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2018 Multifamily Tax Subsidy Income Limits published 4/1/2018 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2018 HCD State Income limits published 4/1/2018 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2018 California Tax Credit Allocation Committee Income Limits published 3/30/2018 for properties Placed in Service
- 5) Extremely Low (30% AMI) Income Limits: 2018 HCD State Income limits published 4/26/2018 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2018 Poverty Levels per HUD Datasets at <http://www.huduser.org/portal/datasets/il/il2018/2018summary.odn> **and** <http://aspe.hhs.gov/poverty/poverty.cfm>

### Chart 2 Funding Programs: HOME

- 1) 2018 HOME Program Income Limits published 5/10/2018 effective 6/1/2018 at <https://www.hudexchange.info/programs/home/home-income-limits/>
- 2) High and Low HOME Rents: 2018 HOME Program Rent Limits published 5/11/2018 effective 6/1/2018 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.

### Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA

- 1) Fair Market Rents (FMR): 2019 HUD Office of Policy Development & Research FMR Limits published 10/1/2018 at [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019\\_code/2019summary.odn?cbsasub=METRO40900M40900&year=2019&fmrtype=Final&dallas\\_sa\\_override=TRUE;](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2019_code/2019summary.odn?cbsasub=METRO40900M40900&year=2019&fmrtype=Final&dallas_sa_override=TRUE;)  
**\*\*SRO=**The FMRs for unit sizes larger than four bedrooms are calculated by adding 15% to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy (SRO) units are 0.75 times the zero bedroom (efficiency) FMR.
- 2) Moderate (120% AMI) Income Limits: 120% Income Limits are derived by multiplying the 50% income limits by 2.4 (120/50).
- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2018 HUD Data Sets Income Limits published 4/1/2018 at <http://www.huduser.org/portal/datasets/il/il2018/2018summary.odn>
- 4) Low (60% AMI) Income Limits: 2018 Multifamily Tax Subsidy Income Limits published 4/1/2018 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 5) Extremely Low (30% AMI) Income Limits: 2018 HUD Data Sets Income Limits published 4/1/2018 at <http://www.huduser.org/portal/datasets/il/il2018/2018summary.odn> and incorporates DHHS 2018 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>

### Chart 4: Utility Allowance Example

- 1) SHRA Utility Allowance Schedule - Multifamily Affordable Rental Housing Programs effective 7/1/2018 published at <http://www.shra.org/landlord-resources-shra-financed-developments/>