

Sacramento Housing and Redevelopment Agency Assisted Rental Housing Income and Rent Limit Table Effective: 6/28/2019

Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHTSA and Tax Increment
Median Income: **\$83,600** (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	70,200	64,350	58,500	46,850	41,050	35,160	29,300	26,370	23,440	17,600
2 person	80,250	73,600	66,900	53,550	46,850	40,140	33,450	30,105	26,760	20,100
3 person	90,250	82,800	75,250	60,250	52,750	45,180	37,650	33,885	30,120	22,600
4 person	100,300	91,950	83,600	66,900	58,500	50,160	41,800	37,620	33,440	25,750
5 person	108,300	99,350	90,300	72,300	63,250	54,180	45,150	40,635	36,120	30,170
6 person	116,350	106,700	97,000	77,650	67,900	58,200	48,500	43,650	38,800	34,590
7 person	124,350	114,050	103,650	83,000	72,600	62,220	51,850	46,665	41,480	39,010
8 person	132,400	121,400	110,350	88,350	77,300	66,240	55,200	49,680	44,160	43,430
9 person	140,450	128,750	117,050	93,700	82,000	70,224	58,550	52,695	46,840	47,850
10 person	148,450	136,100	123,750	99,050	86,700	74,237	61,900	55,710	49,520	52,270
11 person	156,500	143,450	130,450	104,400	91,350	78,250	65,250	58,725	52,200	56,690

Bond, HTF, Inclusionary, MHTSA 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	1,608.75	1,171.25	1,026.25	879.00	732.50	659.25	586.00	440.00
1 bedroom	1,840.00	1,338.75	1,171.25	1,003.50	836.25	752.63	669.00	502.50
2 bedroom	2,070.00	1,506.25	1,318.75	1,129.50	941.25	847.13	753.00	565.00
3 bedroom	2,298.75	1,672.50	1,462.50	1,254.00	1,045.00	940.50	836.00	643.75
4 bedroom	2,483.75	2,257.50	1,581.25	1,354.50	1,128.75	1,015.88	903.00	754.25
5 bedroom	2,667.50	2,425.00	1,697.50	1,455.00	1,212.50	1,091.25	970.00	864.75

Chart 2 Funding Program: HOME
Median Income: **\$83,600** (4-person)

ANNUAL INCOME LIMITS			
Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	35,160	29,300	17,600
2 person	40,140	33,450	20,100
3 person	45,180	37,650	22,600
4 person	50,160	41,800	25,100
5 person	54,180	45,150	27,150
6 person	58,200	48,500	29,150
7 person	62,220	51,850	31,150
8 person	66,240	55,200	33,150
9 person	70,200	58,500	35,150
10 person	74,250	61,850	37,150
11 person	78,250	65,200	39,150

HOME

MAXIMUM GROSS MONTHLY RENTS			
Unit Size	High HOME	Low HOME	
SRO	640	640	
Studio	853	732	
1 bedroom	968	784	
2 bedroom	1,202	941	
3 bedroom	1,379	1,086	
4 bedroom	1,519	1,212	
5 bedroom	1,657	1,338	

Chart 4: Utility Allowance (UA) Example

Using Very Low (50%) Rent Limit from Chart 1			
Unit Size	Gross Rent	UA	Tenant Rent
Studio	732.50	61	\$671.50
1 bedroom	836.25	73	\$763.25
2 bedroom	941.25	85	\$856.25
3 bedroom	1,045.00	103	\$942.00
4 bedroom	1,128.75	121	\$1,007.75
5 bedroom	1,212.50	138	\$1,074.50

Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA
Median Income: **\$83,600** (4-person)

ANNUAL INCOME LIMITS				
Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	46,850	35,160	29,300	17,600
2 person	53,550	40,140	33,450	20,100
3 person	60,250	45,180	37,650	22,600
4 person	66,900	50,160	41,800	25,750
5 person	72,300	54,180	45,150	30,170
6 person	77,650	58,200	48,500	34,590
7 person	83,000	62,220	51,850	39,010
8 person	88,350	66,240	55,200	43,430
9 person	93,700	70,224	58,550	47,850
10 person	99,050	74,237	61,900	52,270
11 person	104,400	78,250	65,250	56,690

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	1,171	879	732	440
1 bedroom	968	1,255	941	784	471
2 bedroom	1,220	1,506	1,129	941	565
3 bedroom	1,764	1,740	1,304	1,086	653
4 bedroom	2,143	1,941	1,455	1,212	728
5 bedroom	2,464	2,141	1,605	1,338	803

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
- MHTSA** - 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: 2019 HCD State Income limits published 5/3/2019 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2019 Multifamily Tax Subsidy Income Limits published 5/3/2019 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2019 HCD State Income limits published 5/6/2019 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2019 California Tax Credit Allocation Committee Income Limits published 4/24/2019 for properties Placed in Service
- 5) Extremely Low (30% AMI) Income Limits: 2019 HCD State Income limits published 5/6/2019 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2019 Poverty Levels per HUD Datasets at <http://www.huduser.org/portal/datasets/mtsp.html> **and** <http://aspe.hhs.gov/poverty/poverty.cfm>

Chart 2 Funding Programs: HOME

- 1) 2019 HOME Program Income Limits published 6/4/2019 effective 6/28/2019 at <https://www.hudexchange.info/programs/home/home-income-limits/>
- 2) High and Low HOME Rents: 2019 HOME Program Rent Limits published 6/4/2019 effective 6/28/2019 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;
****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. The 2019 HOME efficiency FMR= 853
- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2019 HUD Data Sets Income Limits published 5/3/2019 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 4) Low (60% AMI) Income Limits: 2019 Multifamily Tax Subsidy Income Limits published 5/3/2019 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 5) Extremely Low (30% AMI) Income Limits: 2019 HUD Data Sets Income Limits published at <http://www.huduser.org/portal/datasets/mtsp.html> and incorporates DHHS 2019 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>

Chart 4: Utility Allowance Example

- 1) SHRA Utility Allowance Schedule - *****EXAMPLE*****