

**Sacramento Housing and Redevelopment Agency Assisted Rental Housing
Income and Rent Limit Table
Effective: 07/01/2020 Rev-1**

Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment
Median Income: **\$86,300** (4-person)

Household Size	ANNUAL INCOME LIMITS									
	Moderate		Median	Mod-Low		Low	Very Low			Extremely Low
	120%	110%	100%	80%	70%	60%	50%	45%	40%	30%
1 person	72,500	66,450	60,400	48,350	42,350	36,300	30,250	27,225	24,200	18,150
2 person	82,850	76,000	69,050	55,250	48,400	41,460	34,550	31,095	27,640	20,750
3 person	93,200	85,450	77,650	62,150	54,400	46,620	38,850	34,965	31,080	23,350
4 person	103,550	94,950	86,300	69,050	60,400	51,780	43,150	38,835	34,520	26,200
5 person	111,850	102,550	93,200	74,600	65,350	55,980	46,650	41,985	37,320	30,680
6 person	120,100	110,150	100,100	80,100	70,150	60,120	50,100	45,090	40,080	35,160
7 person	128,400	117,700	107,000	85,650	75,000	64,260	53,550	48,195	42,840	39,640
8 person	136,700	125,300	113,900	91,150	79,800	68,400	57,000	51,300	45,600	44,120
9 person	145,000	132,950	120,850	96,700	84,600	72,492	60,450	54,369	48,328	48,540
10 person	153,300	140,500	127,750	102,200	89,450	76,634	63,900	57,476	51,090	52,960
11 person	161,550	148,100	134,650	107,750	94,250	80,777	67,350	60,583	53,851	57,380

Bond, HTF, Inclusionary, MHSA and Tax Increment

Unit Size	MAXIMUM GROSS MONTHLY RENTS								
	Moderate	Mod-Low			Low	Very Low			Extremely Low
	110%	80%	70%	60%	50%	45%	40%	30%	
Studio	1661.25	1208.75	1059.00	907.50	756.25	680.63	605.00	453.75	
1 bedroom	1900.00	1381.25	1210.00	1036.50	863.75	777.38	691.00	518.75	
2 bedroom	2136.25	1553.75	1360.00	1165.50	971.25	874.13	777.00	583.75	
3 bedroom	2373.75	1726.25	1510.00	1294.50	1078.75	970.88	863.00	655.00	
4 bedroom	2563.75	1865.00	1634.00	1399.50	1166.25	1049.63	933.00	767.00	
5 bedroom	2753.75	2002.50	1754.00	1503.00	1252.50	1127.25	1002.00	879.00	

Chart 2 Funding Program: HOME
Median Income: **\$86,300** (4-person)

Household Size	ANNUAL INCOME LIMITS		
	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	36,300	30,250	18,150
2 person	41,460	34,550	20,750
3 person	46,620	38,850	23,350
4 person	51,780	43,150	25,900
5 person	55,980	46,650	28,000
6 person	60,120	50,100	30,050
7 person	64,260	53,550	32,150
8 person	68,400	57,000	34,200
9 person	72,500	60,400	36,250
10 person	76,650	63,850	38,350
11 person	80,800	67,300	40,400

HOME

Unit Size	MAXIMUM GROSS MONTHLY RENTS	
	High HOME	Low HOME
	SRO	714
Studio	952	756
1 bedroom	1,033	810
2 bedroom	1,241	971
3 bedroom	1,425	1,122
4 bedroom	1,570	1,252
5 bedroom	1,714	1,381

Chart 4: Utility Allowance (UA) Example

Unit Size	Using Very Low (50%) Rent Limit from Chart 1		
	Gross Rent	UA*	Tenant Rent
Studio	756.25	61	\$695.25
1 bedroom	863.75	73	\$790.75
2 bedroom	971.25	85	\$886.25
3 bedroom	1,078.75	103	\$975.75
4 bedroom	1,166.25	121	\$1,045.25
5 bedroom	1,252.50	138	\$1,114.50

*EXAMPLE ONLY. NOT ACTUAL UTILITY ALLOWANCE

Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA
Median Income: **\$86,300** (4-person)

Household Size	ANNUAL INCOME LIMITS			
	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	48,350	36,300	30,250	18,150
2 person	55,250	41,460	34,550	20,750
3 person	62,150	46,620	38,850	23,350
4 person	69,050	51,780	43,150	26,200
5 person	74,600	55,980	46,650	30,680
6 person	80,100	60,120	50,100	35,160
7 person	85,650	64,260	53,550	39,640
8 person	91,150	68,400	57,000	44,120
9 person	96,700	72,492	60,450	48,540
10 person	102,200	76,634	63,900	52,960
11 person	107,750	80,777	67,350	57,380

CDBG, NSP, ESG and HOPWA

Unit Size	FMR	MAXIMUM GROSS MONTHLY RENTS			
		Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		714	714	714	453
Studio	952	1,208	907	756	453
1 bedroom	1,072	1,295	972	810	486
2 bedroom	1,349	1,553	1,165	971	583
3 bedroom	1,946	1,795	1,347	1,122	711
4 bedroom	2,368	2,002	1,503	1,252	879
5 bedroom	2,723	2,210	1,658	1,381	1,047

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: 2020 HCD State Income limits published 4/30/2020 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2020 Multifamily Tax Subsidy Income Limits published 4/30/2020 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2020 HCD State Income limits published 4/30/2020 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2020 California Tax Credit Allocation Committee Income Limits published 4/01/2020 for properties Placed in Service
- 5) Extremely Low (30% AMI) Income Limits: 2020 HCD State Income limits published 4/30/2020 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2020 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) 2020 HOME Program Income Limits published 6/17/2020 effective 7/01/2020 at <https://www.hudexchange.info/programs/home/home-income-limits/>
- 2) High and Low HOME Rents: 2020 HOME Program Rent Limits published 6/17/2020 effective 7/01/2020 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): FY 2020 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;
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 2020 HOME efficiency FMR= 952, FMR x .75, for 2020 (952)(.75)= 714
- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2020 HUD Data Sets Income Limits published 4/30/2020 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 4) Low (60% AMI) Income Limits: 2020 Multifamily Tax Subsidy Income Limits published 4/30/2020 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 5) Extremely Low (30% AMI) Income Limits: 2020 HUD Data Sets Income Limits published at <http://www.huduser.org/portal/datasets/mtsp.html> and incorporates DHHS 2020 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>

Chart 4: Utility Allowance Example

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