

Sacramento Housing and Redevelopment Agency Assisted Rental Housing Income and Rent Limit Table Effective: July 1, 2022

**Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment
Median Income: \$102,200 (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	85,850	78,750	71,550	56,750	49,700	42,600	35,500	31,950	28,400	21,300
2 person	98,100	89,950	81,750	64,850	56,800	48,660	40,550	36,495	32,440	24,330
3 person	110,400	101,200	92,000	72,950	63,850	54,720	45,600	41,040	36,480	27,360
4 person	122,650	112,400	102,200	81,050	70,900	60,780	50,650	45,585	40,520	30,390
5 person	132,450	121,450	110,400	87,550	76,650	65,700	54,750	49,275	43,800	32,850
6 person	142,250	130,450	118,550	94,050	82,350	70,560	58,800	52,920	47,040	35,280
7 person	152,100	139,450	126,750	100,550	88,000	75,420	62,850	56,565	50,280	37,710
8 person	161,900	148,100	134,900	107,000	93,700	80,280	66,900	60,210	53,520	40,140
9 person	171,750	157,400	143,100	113,500	99,300	85,092	70,950	63,819	56,728	42,550
10 person	181,550	166,400	151,300	120,000	104,950	89,954.40	75,000	67,465.80	59,969.60	46,000
11 person	191,350	175,400	159,450	126,450	110,650	94,816.80	79,050	71,112.60	63,211.20	49,400

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	1968.75	1418.75	1242.50	1065.00	887.50	798.75	710.00	532.50	
1 bedroom	2248.75	1621.25	1420.00	1216.50	1013.75	912.38	811.00	608.25	
2 bedroom	2530.00	1823.75	1596.25	1368.00	1140.00	1026.00	912.00	684.00	
3 bedroom	2810.00	2026.25	1772.50	1519.50	1266.25	1139.63	1013.00	759.75	
4 bedroom	3036.25	2188.75	1916.25	1642.50	1368.75	1231.88	1095.00	821.25	
5 bedroom	3261.25	2351.25	2058.75	1764.00	1470.00	1323.00	1176.00	882.00	

**Chart 2 Funding Program: HOME
Median Income: \$102,200 (4-person)**

ANNUAL INCOME LIMITS			
Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	42,600	35,500	21,300
2 person	48,660	40,550	24,350
3 person	54,720	45,600	27,400
4 person	60,780	50,650	30,400
5 person	65,700	54,750	32,850
6 person	70,560	58,800	35,300
7 person	75,420	62,850	37,700
8 person	80,280	66,900	40,150
9 person	85,092	70,950	42,550
10 person	89,954	75,000	45,000
11 person	94,817	79,050	47,400

HOME

MAXIMUM GROSS MONTHLY RENTS		
Unit Size	High HOME	Low HOME
SRO	831	831
Studio	1,108	887
1 bedroom	1,215	950
2 bedroom	1,461	1,140
3 bedroom	1,679	1,317
4 bedroom	1,853	1,470
5 bedroom	2,026	1,621

Chart 4: Utility Allowance (UA) Example

Using Very Low (50%) Rent Limit from Chart 1			
Unit Size	Gross Rent	UA*	Tenant Rent
Studio	887.50	61	\$826.50
1 bedroom	1,013.75	73	\$940.75
2 bedroom	1,140.00	85	\$1,055.00
3 bedroom	1,266.25	103	\$1,163.25
4 bedroom	1,368.75	121	\$1,247.75
5 bedroom	1,470.00	138	\$1,332.00

*EXAMPLE ONLY. NOT ACTUAL UTILITY ALLOWANCE

**Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA
Median Income: \$102,200 (4-person)**

ANNUAL INCOME LIMITS				
Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	56,750	42,600	35,500	21,300
2 person	64,850	48,660	40,550	24,330
3 person	72,950	54,720	45,600	27,360
4 person	81,050	60,780	50,650	30,390
5 person	87,550	65,700	54,750	32,850
6 person	94,050	70,560	58,800	35,280
7 person	100,550	75,420	62,850	37,710
8 person	107,000	80,280	66,900	40,140
9 person	101,500	76,104	70,950	42,550
10 person	107,300	80,453	75,000	46,000
11 person	113,100	84,802	79,050	49,400

CDBG, NSP, ESG and HOPWA

MAXIMUM GROSS MONTHLY RENTS					
Unit Size	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		831	831	831	831
Studio	1108	1418	1065	887	532
1 bedroom	1228	1520	1140	950	570
2 bedroom	1543	1823	1368	1140	685
3 bedroom	2192	2107	1581	1317	790
4 bedroom	2625	2351	1764	1470	929
5 bedroom	3019	2594	1946	1621	1106

LEGEND:

- BOND - Multifamily Revenue Bond Program
- CDBG - Community Development Block Grant Program
- ESG - Emergency Solutions Grant Program
- HOME - Home Investment Partnerships Program
- HOPWA - Housing Opportunities for Persons with Aids 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: 2022 HCD State Income limits published May 2022 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2022 Multifamily Tax Subsidy Income Limits published May 2022 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2022 HCD State Income limits published May 2022 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2022 California Tax Credit Allocation Committee Income Limits published April 2022 for properties Placed in Service before 4/18/2022 at
- 5) Extremely Low (30% AMI) Income Limits: 2022 HCD State Income limits published May 2022 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2022 Poverty Levels per HUD Datasets at <http://www.huduser.org/portal/datasets/mtsp.html> **and** <http://aspe.hhs.gov/poverty/poverty.cfm>
- 6) Rent Limits: 110%, 80%, 70%, 60%, 50%, 45%, 40% and 30% AMI
 1. The SHRA Table is formulated to calculate the income limit multiplied by 30% and divided by 12
 2. 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

Chart 2 Funding Programs: HOME

- 1) 2022 HOME Program Income Limits published June 2022 at <https://www.hudexchange.info/programs/home/home-income-limits/>
- 2) High and Low HOME Rents: 2022 HOME Program Rent Limits published June 2022 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 2022 HUD Office of Policy Development & Research FMR Limits at https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.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 2022 HOME efficiency FMR= 1060, FMR x .75, for 2021 (1060)(.75)= 795
- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2022 HUD Data Sets Income Limits published May 2022 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 4) Low (60% AMI) Income Limits: 2022 Multifamily Tax Subsidy Income Limits published May 2022 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 5) Extremely Low (30% AMI) Income Limits: 2022 HUD Data Sets Income Limits published May 2022 at <http://www.huduser.org/portal/datasets/mtsp.html> and incorporates DHHS 2021 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>
- 5) Extremely Low (30% AMI) Income Limits: 2022 HUD Data Sets Income Limits published at <https://aspe.hhs.gov/poverty-guidelines>
- 6)

Chart 4: Utility Allowance Example

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