Sacramento Housing and Redevelopment Agency Assisted Rental Housing
Income and Rent Limit Table
Effective: July 1, 2023

Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment
Median Income: $113,900 (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	95,700	87,750	79,750	60,050	52,500	45,060	37,500	33,795	30,040	22,550
2 person	109,350	100,250	91,100	68,600	60,100	51,480	42,900	38,610	34,320	25,750
3 person	123,050	112,750	102,500	77,200	67,550	57,900	48,250	43,425	38,600	28,950
4 person	136,700	125,300	113,900	85,750	75,050	64,320	53,600	48,240	42,880	32,150
5 person	147,650	135,300	123,000	92,650	81,100	69,480	57,900	52,110	46,320	35,140
6 person	158,550	145,350	132,100	99,500	87,100	74,640	62,200	55,980	49,760	40,280
7 person	169,500	155,400	141,250	106,350	93,100	79,800	66,500	59,850	53,200	45,420
8 person	180,450	165,400	150,350	113,200	99,150	84,960	70,800	63,720	56,640	50,560
9 person	191,400	175,450	159,500	120,050	105,100	90,048	75,050	67,536	60,032	53,132
10 person	202,350	185,450	168,600	126,950	111,100	95,194	79,350	71,395	63,462	55,704
11 person	213,300	195,500	177,700	133,800	117,100	100,339	83,650	75,254	66,893	58,726

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	2193.75	1501.25	1312.50	1126.50	937.50	844.88	751.00	563.75
1 bedroom	2506.25	1715.00	1502.50	1287.00	1072.50	965.25	858.00	643.75
2 bedroom	2818.75	1930.00	1688.75	1447.50	1206.25	1085.63	965.00	723.75
3 bedroom	3132.50	2143.75	1876.25	1608.00	1340.00	1206.00	1072.00	803.75
4 bedroom	3382.50	2316.25	2027.50	1737.00	1447.50	1302.75	1158.00	878.50
5 bedroom	3633.75	2487.50	2177.50	1866.00	1555.00	1399.50	1244.00	1007.00

Chart 2 Funding Program: HOME
Median Income: $113,900 (4-person)

ANNUAL INCOME LIMITS

Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	45,060	37,550	22,550
2 person	51,480	42,900	25,750
3 person	57,900	48,250	28,950
4 person	64,320	53,600	32,150
5 person	69,480	57,900	34,750
6 person	74,640	62,200	37,300
7 person	79,800	6,500	39,900
8 person	84,960	70,800	42,450
9 person	90,048	75,050	45,000
10 person	95,194	79,350	47,600
11 person	100,339	83,650	50,150

HOME

MAXIMUM GROSS MONTHLY RENTS

Unit Size	High HOME	Low HOME
SRO	920	920
Studio	1,200	938
1 bedroom	1,288	1,005
2 bedroom	1,547	1,206
3 bedroom	1,779	1,393
4 bedroom	1,965	1,555
5 bedroom	2,149	1,716

Chart 4: Utility Allowance (UA) Example

Using Very Low (50%) Rent Limit from Chart 1

Unit Size	Gross Rent	UA*	Tenant Rent
Studio	937.50	167	$770.50
1 bedroom	1,072.50	187	$885.50
2 bedroom	1,206.25	233	$973.25
3 bedroom	1,340.00	279	$1,061.00
4 bedroom	1,447.50	329	$1,118.50
5 bedroom	1,555.00	374	$1,181.00

*EXAMPLE ONLY. NOT ACTUAL UTILITY ALLOWANCE

Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA
Median Income: $113,900 (4-person)

ANNUAL INCOME LIMITS

Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	60,050	45,060	37,550	22,550
2 person	68,600	51,480	42,900	25,750
3 person	77,200	57,900	48,250	28,950
4 person	85,750	64,320	53,600	32,150
5 person	92,650	69,480	57,900	34,750
6 person	99,500	74,640	62,200	37,300
7 person	106,350	79,800	66,500	39,900
8 person	113,200	84,960	70,800	42,450
9 person	120,050	90,048	75,050	49,100
10 person	126,950	95,194	79,350	51,500
11 person	133,800	100,339	83,650	53,950

CDBG, NSP, ESG and HOPWA

MAXIMUM GROSS MONTHLY RENTS

Unit Size	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		920	920	920	920
Studio	1227	1501	1126	938	563
1 bedroom	1400	1608	1206	1005	603
2 bedroom	1756	1930	1447	1206	723
3 bedroom	2496	2230	1672	1393	836
4 bedroom	2907	2487	1866	1555	932
5 bedroom	3343	2744	2059	1716	1029

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: 2023 HCD State Income limits published June 2023 at http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html

2) Low (60% AMI) Income Limits: 2023 Multifamily Tax Subsidy Income Limits published June 2023 at http://www.huduser.org/portal/datasets/mtsp.html

3) Very-Low (50% AMI) Income Limits: 2023 HCD State Income limits published June 2023 at http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html

4) Extremely Low (45% and 40% AMI) Income Limits: 2023 California Tax Credit Allocation Committee Income Limits published May 2023 for properties Placed in Service before 4/18/2022 at

5) Extremely Low (30% AMI) Income Limits: 2023 HCD State Income limits published May 2023 at http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html and incorporates DHHS 2023 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 x 0.30 = 7,995.

        7,995/12 = 666.25 Studio Rent Limit

Chart 2 Funding Programs: HOME

1) 2023 HOME Program Income Limits published June 2023 at https://www.hudexchange.info/programs/home/home-income-limits/

2) High and Low HOME Rents: 2023 HOME Program Rent Limits published June 2023 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 2023 HUD Office of Policy Development & Research FMR Limits at

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.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 2023 HOME efficiency FMR= 1060, FMR x .75, for 2021 (1060)(.75)= 795

3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2023 HUD Data Sets Income Limits published May 2023 at http://www.huduser.org/portal/datasets/mtsp.html

4) Low (60% AMI) Income Limits: 2023 Multifamily Tax Subsidy Income Limits published May 2023 at http://www.huduser.org/portal/datasets/mtsp.html

5) Extremely Low (30% AMI) Income Limits: 2023 HUD Data Sets Income Limits published May 2023 at http://www.huduser.org/portal/datasets/mtsp.html and incorporates DHHS 2023 Poverty Levels published at https://aspe.hhs.gov/poverty-guidelines

Chart 4: Utility Allowance Example

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