

**Sacramento Housing and Redevelopment Agency Assisted Rental Housing
Income and Rent Limit Table
Effective: July 1, 2024**

**Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA, PLHA, Density Bonus, and Tax Increment
Median Income: \$113,900 (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	95,700	87,750	79,750	66,050	57,850	49,560	41,300	37,170	33,040	24,750	
2 person	109,350	100,250	91,100	75,450	66,050	56,580	47,150	42,435	37,720	28,300	
3 person	123,050	112,750	102,500	84,900	74,300	63,660	53,050	47,745	42,440	31,850	
4 person	136,700	125,300	113,900	94,300	82,550	70,740	58,950	53,055	47,160	35,350	
5 person	147,650	135,300	123,000	101,850	89,150	76,380	63,650	57,285	50,920	38,200	
6 person	158,550	145,350	132,100	109,400	95,800	82,080	68,400	61,560	54,720	41,960	
7 person	169,500	155,400	141,250	116,950	102,350	87,720	73,100	65,790	58,480	47,340	
8 person	180,450	165,400	150,350	124,500	109,000	93,420	77,850	70,065	62,280	52,720	
9 person	191,400	175,450	159,500	132,050	115,550	99,036	82,550	74,277	66,024	57,860	
10 person	202,350	185,450	168,600	139,600	122,150	104,695	87,250	78,521	69,797	63,000	
11 person	213,300	195,500	177,700	147,150	128,750	110,354	92,000	82,766	73,570	68,140	

Bond, HTF, Inclusionary, MHSA, PLHA, Density Bonus, 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	2193.75	1651.25	1446.25	1239.00	1032.50	929.25	826.00	618.75
1 bedroom	2506.25	1886.25	1651.25	1414.50	1178.75	1060.88	943.00	707.50
2 bedroom	2818.75	2122.50	1857.50	1591.50	1326.25	1193.63	1061.00	796.25
3 bedroom	3132.50	2357.50	2063.75	1768.50	1473.75	1326.38	1179.00	883.75
4 bedroom	3382.50	2546.25	2228.75	1909.50	1591.25	1432.13	1273.00	955.00
5 bedroom	3633.75	2735.00	2395.00	2052.00	1710.00	1539.00	1368.00	1049.00

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

Household Size	ANNUAL INCOME LIMITS		
	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	49,560	41,300	24,750
2 person	56,580	47,150	28,300
3 person	63,660	53,050	31,850
4 person	70,740	58,950	35,350
5 person	76,380	63,650	38,200
6 person	82,080	68,400	41,050
7 person	87,720	73,100	43,850
8 person	93,420	77,850	46,700
9 person	99,036	82,550	49,500
10 person	104,695	87,250	52,300
11 person	110,354	92,000	55,150

HOME

Unit Size	MAXIMUM GROSS MONTHLY RENTS	
	High HOME	Low HOME
SRO	1,157	1,157
Studio	1,323	1,032
1 bedroom	1,418	1,105
2 bedroom	1,703	1,326
3 bedroom	1,959	1,532
4 bedroom	2,166	1,710
5 bedroom	2,371	1,886

Chart 4: Utility Allowance (UA) Example

Unit Size	Using Very Low (50%) Rent Limit from Chart 1		
	Gross Rent	UA*	Tenant Rent
Studio	1,032.50	167	\$865.50
1 bedroom	1,178.75	187	\$991.75
2 bedroom	1,326.25	233	\$1,093.25
3 bedroom	1,473.75	279	\$1,194.75
4 bedroom	1,591.25	329	\$1,262.25
5 bedroom	1,710.00	374	\$1,336.00

*EXAMPLE ONLY. NOT ACTUAL UTILITY ALLOWANCE

**Chart 3 Funding Programs: CDBG, NSP, ESG, HOPWA and CNI
Median Income: \$113,300 (4-person)**

Household Size	ANNUAL INCOME LIMITS			
	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	66,050	49,560	41,300	24,750
2 person	75,450	56,580	47,150	28,300
3 person	84,900	63,660	53,050	31,850
4 person	94,300	70,740	58,950	35,350
5 person	101,850	76,380	63,650	38,200
6 person	109,400	82,080	68,400	41,050
7 person	116,950	87,720	73,100	43,850
8 person	124,500	93,420	77,850	46,700
9 person	132,050	99,036	82,550	49,500
10 person	139,600	104,695	87,250	52,300
11 person	147,150	110,354	92,000	55,150

CDBG, NSP, ESG, HOPWA and CNI

Unit Size	MAXIMUM GROSS MONTHLY RENTS				
	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		1157	1157	1157	1157
Studio	1543	1651	1239	1032	618
1 bedroom	1666	1768	1326	1105	663
2 bedroom	2072	2122	1591	1326	796
3 bedroom	2884	2451	1839	1532	919
4 bedroom	3321	2735	2052	1710	1049
5 bedroom	3819	3018	2264	1886	1250

LEGEND:

- BOND - Multifamily Revenue Bond Program
- CDBG - Community Development Block Grant Program
- CNI - Choice Neighborhood Implementation
- DB - Density Bonus
- 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
- PLHA - Permanent Local Housing Allocation
- 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: 2024 HCD State Income limits published June 2024 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2024 Multifamily Tax Subsidy Income Limits published June 2024 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2024 HCD State Income limits published June 2024 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2024 California Tax Credit Allocation Committee Income Limits published May 2024 for properties Placed in Service before 4/18/2022 at
- 5) Extremely Low (30% AMI) Income Limits: 2024 HCD State Income limits published May 2024 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2024 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) 2023 HOME Program Income Limits published June 2023 at <https://www.hudexchange.info/programs/home/home-income-limits/>

¹⁾ 2023 HOME Program Income Limits published June 2024 at <https://www.hudexcha>

- 2) High and Low HOME Rents: 2024 HOME Program Rent Limits published June 2024 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 2024 HUD Office of Policy Development & Research FMR Limits at

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2024summary.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.

efficiency FMR= 1060, FMR x .75, for 2021 (1060)(.75)= 795

The 2023 HOME

- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2024 HUD Data Sets Income Limits published May 2024 at <http://www.huduser.org/portal/datasets/mtsp.html>

4) Low (60% AMI) Income Limits: 2024 Multifamily Tax Subsidy Income Limits published May 2024 at <http://www.huduser.org/portal/datasets/mtsp.html>

- 5) Extremely Low (30% AMI) Income Limits: 2024 HUD Data Sets Income Limits published May 2024 at <http://www.huduser.org/portal/datasets/mtsp.html> and incorporates DHHS 2024 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>
- 5) Extremely Low (30% AMI) Income Limits: 2024 HUD Data Sets Income Limits published

Chart 4: Utility Allowance Example

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