

Sacramento Housing and Redevelopment Agency Assisted Rental Housing Income and Rent Limit Table Effective: June 1, 2026

**Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA, PLHA, Density Bonus, and Tax Increment
Median Income: \$124,000 (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	104,150	95,500	86,800	73,600	64,400	55,200	46,000	41,400	36,800	27,600
2 person	119,050	109,150	99,200	84,100	73,650	63,120	52,600	47,350	42,080	31,551
3 person	133,900	122,800	111,600	94,600	82,850	70,980	59,150	53,225	47,320	35,500
4 person	148,800	136,400	124,000	105,100	92,000	78,840	65,700	59,125	52,560	39,400
5 person	160,700	147,300	133,900	113,550	99,400	85,200	71,000	63,900	56,800	42,600
6 person	172,600	158,250	143,850	121,950	106,750	91,500	76,250	68,625	61,000	45,750
7 person	184,500	169,150	153,750	130,350	114,100	97,800	81,500	73,350	65,200	50,040
8 person	196,400	180,100	163,700	138,750	121,450	104,100	86,750	78,075	69,400	55,720
9 person	208,350	191,000	173,600	147,150	128,800	110,376	92,000	82,782	73,584	61,400
10 person	220,250	201,900	183,550	155,550	136,150	116,683	97,250	87,512	77,789	67,080
11 person	232,150	212,800	193,450	164,000	143,500	122,990	102,500	92,243	81,994	72,760

**Chart 2 Funding Program: HOME
Median Income: \$131,400 (4-person)**

ANNUAL INCOME LIMITS			
Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	55,200	46,000	27,600
2 person	63,120	52,600	31,550
3 person	70,980	59,150	35,500
4 person	78,840	65,700	39,400
5 person	85,200	71,000	42,600
6 person	91,500	76,250	45,750
7 person	97,800	81,500	48,900
8 person	104,100	86,750	52,050
9 person	110,400	92,000	55,150
10 person	116,700	97,250	58,300
11 person	123,000	102,500	61,450

**Chart 3 Funding Programs: CDBG, NSP, ESG, HOPWA and CNI
Median Income: \$131,400 (4-person)**

ANNUAL INCOME LIMITS				
Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	73,600	55,200	45,050	27,600
2 person	84,100	63,120	51,450	31,551
3 person	94,600	70,980	57,900	35,500
4 person	105,100	78,840	65,700	39,400
5 person	113,550	85,200	69,450	42,600
6 person	121,950	91,500	74,600	45,750
7 person	130,350	97,800	79,750	50,040
8 person	138,750	104,100	84,900	55,720
9 person	147,150	110,376	92,000	61,400
10 person	155,550	116,683	97,250	67,080
11 person	164,000	122,990	102,500	72,760

CDBG, NSP, ESG, HOPWA and CNI MAXIMUM GROSS MONTHLY RENTS					
Unit Size	FMR	Mod-Low	Low	Very Low	Extremely Low
		80%	60%	50%	30%
**SRO		1478	1109	924	554
Studio	1748	1840	1380	1150	690
1 bedroom	1832	1971	1479	1232	739
2 bedroom	2255	2365	1774	1478	887
3 bedroom	3002	2733	2050	1708	1025
4 bedroom	3460	3048	2287	1906	1143
5 bedroom	3979	3363	2523	2103	1322

NOTE: Properties with multiple SHRA Funding Programs must use the most restrictive income and rent limits.

Bond, HTF, Inclusionary, MHSA, PLHA, Density Bonus, 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	2,387	1,840	1,610	1,380	1,150	1,035	920	690
1 bedroom	2,728	2,102	1,841	1,578	1,315	1,183	1,052	788
2 bedroom	3,070	2,365	2,071	1,774	1,478	1,330	1,183	887
3 bedroom	3,410	2,627	2,300	1,971	1,642	1,478	1,314	985
4 bedroom	3,682	2,838	2,485	2,130	1,775	1,597	1,420	1,065
5 bedroom	3,956	3,048	2,668	2,287	1,906	1,715	1,525	1,143

Chart 4: Utility Allowance (UA) Example

Using Very Low (50%) Rent Limit from Chart 1			
Unit Size	Gross Rent	UA*	Tenant Rent
Studio	1,150.00	167	\$983.00
1 bedroom	1,315.00	187	\$1,128.00
2 bedroom	1,478.00	233	\$1,245.00
3 bedroom	1,642.00	279	\$1,363.00
4 bedroom	1,775.00	329	\$1,446.00
5 bedroom	1,906.00	374	\$1,532.00

***EXAMPLE ONLY. NOT ACTUAL UTILITY ALLOWANCE**

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

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: 2026 HCD State Income limits published June 2026 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2026 Multifamily Tax Subsidy Income Limits published June 2026 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 3) Very-Low (50% AMI) Income Limits: 2026 HCD State Income limits published June 2026 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2026 California Tax Credit Allocation Committee Income Limits published May 2026 for properties Placed in Service after 5/1/2026 at
- 5) Extremely Low (30% AMI) Income Limits: 2026 HCD State Income limits published June 2026 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2026 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) 2026 HOME Program Income Limits published June 2026 at <https://www.hudexchange.info/programs/home/home-income-limits/>

2) High and Low HOME Rents: 2026 HOME Program Rent Limits published June 2026 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 2026 HUD Office of Policy Development & Research FMR Limits at

https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?cbsasub=METRO40900M40900&year=2026&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.

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2026 HOME efficiency FMR= 1748, FMR x .75, for 2026 (1748)(.75)= 1311

3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2026 HUD Data Sets Income Limits published June 2026 at <http://www.huduser.org/portal/datasets/mtsp.html>

4) Low (60% AMI) Income Limits: 2026 Multifamily Tax Subsidy Income Limits published June 2026 at <http://www.huduser.org/portal/datasets/mtsp.html>

5) Extremely Low (30% AMI) Income Limits: 2026 HUD Data Sets Income Limits published June 2026 at <http://www.huduser.org/portal/datasets/mtsp.html> and incorporates DHHS 2026 Poverty Levels published at <https://aspe.hhs.gov/poverty-guidelines>

Chart 4: Utility Allowance Example

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