



Sacramento Housing and Redevelopment Agency Assisted Rental Housing Income and Rent Limit Table Current as of July 25, 2017



Chart 1 Funding Programs: Bond, HTF, Inclusionary, MHSA and Tax Increment
Median Income: **\$76,100** (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	63,900	58,600	53,250	42,650	37,350	31,980	26,650	23,985	21,320	16,000
2 person	73,050	67,000	60,900	48,750	42,650	36,540	30,450	27,405	24,360	18,300
3 person	82,150	75,350	68,500	54,850	47,950	41,100	34,250	30,825	27,400	20,600
4 person	91,300	83,700	76,100	60,900	53,250	45,660	38,050	34,245	30,440	24,600
5 person	98,600	90,450	82,200	65,800	57,550	49,320	41,100	36,990	32,880	28,780
6 person	105,900	97,150	88,300	70,650	61,850	52,980	44,150	39,735	35,320	32,960
7 person	113,200	103,800	94,350	75,550	66,100	56,640	47,200	42,480	37,760	37,140
8 person	120,500	110,500	100,450	80,400	70,350	60,300	50,250	45,225	40,200	41,320
9 person	127,850	117,200	106,550	85,300	74,650	63,960	53,300	47,970	42,640	45,050
10 person	135,150	123,900	112,650	90,150	78,900	67,620	56,350	50,715	45,080	49,210
11 person	142,450	130,600	118,750	95,050	83,200	71,280	59,400	53,460	47,520	53,370

MAXIMUM GROSS MONTHLY RENTS									
Unit Size	Moderate	Mod-Low			Low	Very Low			Extremely Low
	110%	80%	70%	60%	50%	45%	40%	30%	
Studio	1,465.00	1,066.25	934.00	799.50	666.25	599.00	533.00	400.00	
1 bedroom	1,675.00	1,218.75	1,066.00	913.50	761.25	685.00	609.00	457.50	
2 bedroom	1,883.75	1,371.25	1,199.00	1,027.50	856.25	770.00	685.00	515.00	
3 bedroom	2,092.50	1,522.50	1,331.00	1,141.50	951.25	856.00	761.00	615.00	
4 bedroom	2,261.25	1,645.00	1,439.00	1,233.00	1,027.50	924.00	822.00	719.50	
5 bedroom	2,428.75	1,766.25	1,546.00	1,324.50	1,103.75	993.00	883.00	824.00	

Chart 2 Funding Program: HOME
Median Income: **\$74,200** (4-person)

ANNUAL INCOME LIMITS			
Household Size	Low	Very Low	Extremely Low
	60%	50%	30%
1 person	31,200	26,000	15,600
2 person	35,640	29,700	17,800
3 person	40,080	33,400	20,050
4 person	44,520	37,100	22,250
5 person	48,120	40,100	24,050
6 person	51,660	43,050	25,850
7 person	55,260	46,050	27,600
8 person	58,800	49,000	29,400
9 person	62,340	51,950	31,150
10 person	65,880	54,900	32,950
11 person	69,480	57,900	34,700

MAXIMUM GROSS MONTHLY RENTS				
Unit Size	FMR	High HOME	Low HOME	Extremely Low
		60%	50%	30%
SRO		540.00	540.00	540.00
Studio	720	720	666	390
1 bedroom	821	821	713	417
2 bedroom	1,036	1,036	856	501
3 bedroom	1,508	1,347	989	578
4 bedroom	1,825	1,483	1,103	646
5 bedroom	2,099	1,617	1,218	712

Chart 4: Utility Allowance (UA) Example
CITY: Walk-up - Electric Heating

Using Very Low (50%) Rent Limit from Chart 1			
Unit Size	Gross Rent	UA	Tenant Rent
Studio	666.25	55	\$611.25
1 bedroom	761.25	72	\$689.25
2 bedroom	856.25	89	\$767.25
3 bedroom	951.25	110	\$841.25
4 bedroom	1,027.50	153	\$874.50
5 bedroom	1,103.75	180	\$923.75

Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA
Median Income: **\$75,200** (4-person)

ANNUAL INCOME LIMITS				
Household Size	Mod-Low	Low	Very Low	Extremely Low
	80%	60%	50%	30%
1 person	41,550	31,200	26,000	15,600
2 person	47,500	35,640	29,700	17,820
3 person	53,450	40,080	33,400	20,420
4 person	59,350	44,520	37,100	24,600
5 person	64,100	48,120	40,100	28,780
6 person	68,850	51,660	43,050	32,960
7 person	73,600	55,260	46,050	37,140
8 person	78,350	58,800	49,000	41,320
9 person	83,100	62,340	51,950	45,500
10 person	87,850	65,880	54,950	49,680
11 person	92,600	69,480	57,900	53,860

MAXIMUM GROSS MONTHLY RENTS						
Unit Size	FMR	Moderate	Mod-Low	Low	Very Low	Extremely Low
		110%	80%	60%	50%	30%
SRO		540.00	540.00	540.00	540.00	540.00
Studio	720	1,430	1,038	780	650	390
1 bedroom	821	1,531	1,113	835	696	417
2 bedroom	1,036	1,837	1,336	1,002	835	501
3 bedroom	1,508	2,122	1,543	1,158	965	578
4 bedroom	1,825	2,367	1,721	1,291	1,076	646
5 bedroom	2,099	2,613	1,899	1,425	1,188	712

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: 2017 HCD State Income limits published 6/9/2017 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 2) Low (60% AMI) Income Limits: 2012 Multifamily Tax Subsidy Income Limits published 12/13/2011 at <http://www.huduser.org/portal/datasets/mtsp.html> (2012 limits carried into 2016).
- 3) Very-Low (50% AMI) Income Limits: 2017 HCD State Income limits published 6/9/2017 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>
- 4) Extremely Low (45% and 40% AMI) Income Limits: 2013 California Tax Credit Allocation Committee Income Limits published 12/28/2012 for properties Placed in Service before 12/4/2012 at <http://www.treasurer.ca.gov/ctcac/compliance.asp>
- 5) Extremely Low (30% AMI) Income Limits: 2017 HCD State Income limits published 6/9/2017 at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and incorporates DHHS 2017 Poverty Levels per HUD Datasets at <http://www.huduser.org/portal/datasets/il/il2017/2017summary.odn> and <http://aspe.hhs.gov/poverty/17poverty.cfm>

Chart 2 Funding Programs: HOME

- 1) 2017 HOME Program Income Limits published 04/11/2017 effective 06/28/2017 at <https://onecpd.info/news/2017-home-income-and-rent-limits-published/and>
http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/programs/home/limits/income
- 2) High and Low HOME Rents: 2017 HOME Program Rent Limits published 04/11/2017 effective 06/28/2017 at <https://www.hudexchange.info/programs/home/home-rent-limits/>
Note: HUD revised the Low HOME Rent Limits that should have been held harmless based on decreasing 50 percent rent limits. Published 4/29/2014 effective 5/1/2014.

Chart 3 Funding Programs: CDBG, NSP, ESG and HOPWA

- 1) Fair Market Rents (FMR): 2017 HUD Office of Policy Development & Research FMR Limits published 01/09/2017 at <http://www.huduser.org/portal/datasets/fmr.html>
- 2) Moderate (120% AMI) Income Limits: 120% Income Limits are derived by multiplying the 50% income limits by 2.4 (120/50).
- 3) Moderate-Low (80% AMI) and Very Low (50% AMI) Income Limits: 2017 HUD Data Sets Income Limits published 06/09/2017 at <http://www.huduser.org/portal/datasets/il/il2017/2017summary.odn>
- 4) Low (60% AMI) Income Limits: 2017 Multifamily Tax Subsidy Income Limits published 04/11/2017 at <http://www.huduser.org/portal/datasets/mtsp.html>
- 5) Extremely Low (30% AMI) Income Limits: 2017 HUD Data Sets Income Limits published 06/09/2017 at <http://www.huduser.org/portal/datasets/il/il2017/2017summary.odn> and incorporates DHHS 2017 Poverty Levels published at <http://aspe.hhs.gov/poverty/16poverty.cfm>

Chart 4: Utility Allowance Example

- 1) SHRA Utility Allowance Schedule - Multifamily Affordable Rental Housing Programs effective 1/1/2017 published 01/25/2017 at <http://www.shra.org/Housing/MultifamilyHousing/UtilityAllowances.aspx>