

**SONOMA COUNTY DENSITY BONUS PROGRAMS**  
**SONOMA COUNTY SECOND DWELLING UNIT PROGRAM**  
**COUNTY FUND FOR HOUSING PROGRAM**  
**CALIFORNIA REDEVELOPMENT LAW**

Effective June 15, 2022

Notes: (1) These Income Limits apply only to Sonoma County Community Development Commission assisted units. They are NOT to be used as a guide for programs regulated by any agency other than the Sonoma County Community Development Commission. Please contact staff with any questions or concerns.

(2) These Income Limits do not apply to CDBG, HOME or NSP restricted units. Please refer to separate schedule for these units which are regulated by federal income limits set annually by the U.S. Department of Housing and Urban Development.

INCOME LIMITS\*

| Persons in Household | Acutely Low Income (15% Area Median Income) | Extremely Low Income | Very Low Income (50% Area Median Income) | 60% Area Median Income | Low Income (80% Area Median Income) | Median Income (100% Area Median Income) | Moderate Income (120% Area Median Income) |
|----------------------|---|----------------------|--|------------------------|-------------------------------------|---|---|
| 1                    | 11,850                                      | 25,000               | 41,600                                   | 49,920                 | 66,550                              | 78,950                                  | 94,750                                    |
| 2                    | 13,500                                      | 28,550               | 47,550                                   | 57,060                 | 76,050                              | 90,250                                  | 108,300                                   |
| 3                    | 15,200                                      | 32,100               | 53,500                                   | 64,200                 | 85,550                              | 101,500                                 | 121,800                                   |
| 4                    | 16,900                                      | 35,650               | 59,400                                   | 71,280                 | 95,050                              | 112,800                                 | 135,350                                   |
| 5                    | 18,250                                      | 38,550               | 64,200                                   | 77,040                 | 102,700                             | 121,800                                 | 146,200                                   |
| 6                    | 19,600                                      | 41,400               | 68,950                                   | 82,740                 | 110,300                             | 130,850                                 | 157,000                                   |
| 7                    | 20,950                                      | 44,250               | 73,700                                   | 88,440                 | 117,900                             | 139,850                                 | 167,850                                   |
| 8                    | 22,300                                      | 47,100               | 78,450                                   | 94,140                 | 125,500                             | 148,900                                 | 178,650                                   |

\*The California Department of Housing and Community Development (HCD) has made its final decision to implement a new State Income Limit Hold Harmless (HH) Policy beginning 2013.

MAXIMUM RENT LIMITS

Uses Formula in California Health & Safety Code 50052.5 & 5005.3

| Unit Size<br>(assumed # occupants) | Extremely Low Income Rent Limit | Very Low Income Rent Limit | Low Income Rent Limit |
|------------------------------------|---------------------------------|----------------------------|-----------------------|
| Studio (1)                         | 625                             | 1,040                      | 1,248                 |
| 1 Bedroom (2)                      | 714                             | 1,189                      | 1,427                 |
| 2 Bedroom (3)                      | 803                             | 1,338                      | 1,605                 |
| 3 Bedroom (4)                      | 891                             | 1,485                      | 1,782                 |
| 4 Bedroom (5)                      | 964                             | 1,605                      | 1,926                 |

Subtract from the maximum rent the approved utility allowance for any utilities that the tenant pays in addition to the rent.

Confirm the appropriate utility allowance with the Sonoma County Community Development Commission.

Assumption: The rents are computed on the income limits for an assumed household size equal to the number of bedrooms in the unit plus one person. For example, the rents for a 3 bedroom unit are based upon the income limits for a 4 person household.

**HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)  
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)**

**EMERGENCY SOLUTIONS GRANT (ESG)  
Effective June 15, 2022**

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(2) These Income Limits do not apply to state or locally regulated programs (Density Bonus, Second Dwelling Unit, County Fund for Housing, California Redevelopment Law). Please refer to separate schedule for these units which are regulated by state income limits set annually by the California Department of Housing and Community Development.

INCOME LIMITS

Area Median Income for a 4-person household: \$112,800

| Persons in Household | 30% Area Median Income | Very Low Income (50% AMI) HOME Low | 60% Area Median Income | Low Income (80% AMI) HOME High |
|----------------------|------------------------|------------------------------------|------------------------|--------------------------------|
| 1                    | 25,000                 | 41,600                             | 49,920                 | 66,550                         |
| 2                    | 28,550                 | 47,550                             | 57,060                 | 76,050                         |
| 3                    | 32,100                 | 53,500                             | 64,200                 | 85,550                         |
| 4                    | 35,650                 | 59,400                             | 71,280                 | 95,050                         |
| 5                    | 38,550                 | 64,200                             | 77,040                 | 102,700                        |
| 6                    | 41,400                 | 68,950                             | 82,740                 | 110,300                        |
| 7                    | 44,250                 | 73,700                             | 88,440                 | 117,900                        |
| 8                    | 47,100                 | 78,450                             | 94,140                 | 125,500                        |

MAXIMUM RENT LIMITS for all HOME, CDBG, and NSP Units  
As set by the U.S. Department of Housing and Urban Development

| RENT LEVEL                       | Studio | 1 BR  | 2 BR  | 3 BR  | 4 BR  |
|----------------------------------|--------|-------|-------|-------|-------|
| HOME LOW (Very Low-Income - 50%) | 1,040  | 1,114 | 1,337 | 1,545 | 1,723 |
| HOME HIGH (Low Income - 65%)     | 1,331  | 1,428 | 1,716 | 1,974 | 2,183 |

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