

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

Effective May 24, 2016

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. It is up to each property owner to determine which regulations preside if a unit is regulated by more than one program.

(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	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	17,400	28,950	34,740	46,150	57,800	69,350
2	19,850	33,050	39,660	52,750	66,100	79,300
3	22,350	37,200	44,640	59,350	74,350	89,200
4	24,800	41,300	49,560	65,900	82,600	99,100
5	28,440	44,650	53,580	71,200	89,200	107,050
6	32,580	47,950	57,540	76,450	95,800	114,950
7	36,730	51,250	61,500	81,750	102,400	122,900
8	40,890	54,550	65,460	87,000	109,050	130,800

*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 (assumed # occupants)	Extremely Low Income Rent Limit	Very Low Income Rent Limit	Low Income Rent Limit
Studio (1)	435	724	869
1 Bedroom (2)	496	826	992
2 Bedroom (3)	559	930	1,116
3 Bedroom (4)	620	1,033	1,239
4 Bedroom (5)	711	1,116	1,340

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