



MEMORANDUM

Date: MAY 30, 2019

To: HOUSING AUTHORITY COMMISSIONERS

From: NANCY MANCHESTER PROGRAM SPECIALIST II

Subject: UPDATED INCOME GUIDELINES, AFFORDABLE HOUSING PROGRAM RENTS, MAXIMUM SALES PRICE CHARTS, AND UTILITY ALLOWANCES

Attached for your information are the 2019 updates for the following:

- Income Guidelines, Effective June 1, 2019
- Affordable Housing Program Rents, Effective June 1, 2019
- Maximum Sales Price Charts, Effective June 1, 2019
- Allowances for Tenant Furnished Utilities, Effective May 1, 2019

The Income Guidelines are based on the Income Limits published by the United States Department of Housing and Urban Development (HUD), and are used to determine household eligibility for Santa Rosa's affordable housing programs.

The 2019 HUD Income Limits reflect a 10% increase to the Area Median Income for a family of four and corresponding changes to all income levels and household sizes. Santa Rosa's Limits have been adjusted accordingly.

The Affordable Housing Program Rents and the Maximum Sales Price Charts have been adjusted to be consistent with the 2019 Income Guidelines. The Rents apply to affordable housing programs monitored by the Housing and Community Services Department. The Sales Prices are used to determine the maximum purchase price of homes under Santa Rosa's Housing Allocation Plan and Density Increase Program.

The Utility Allowances are used to adjust the rent amount charged for affordable units by decreasing the gross rent amount by the applicable allowances for tenant-paid utilities.