

**2016 NAPA COUNTY ANNUAL INCOME LIMITS
AFFORDABLE RENTAL LIMITS**

INCOME LIMITS ALL RENTAL UNITS

Persons Per Household	30% Median Income	35% Median Income	50% Median Income	60% Median Income	70% Median Income	80% Median Income	90% Median Income	100% Median Income	120% Median Income
1	18,350	21,088	30,600	36,150	42,175	48,950	54,225	60,250	72,300
2	21,000	24,115	35,000	41,340	48,230	55,950	62,010	68,900	82,650
3	23,600	27,125	39,350	46,500	54,250	62,950	69,750	77,500	92,950
4	26,200	30,135	43,700	51,660	60,270	69,900	77,490	86,100	103,300
5	28,440	32,550	47,200	55,800	65,100	75,500	83,700	93,000	111,550
6	32,580	34,965	50,700	59,940	69,930	81,100	89,910	99,900	119,850
7	36,730	37,363	54,200	64,050	74,725	86,700	96,075	106,750	128,100
8	40,890	39,778	57,700	68,190	79,555	92,300	102,285	113,650	136,350

Source: U.S. Department of Housing and Urban Development

Effective: March 29, 2016

****DENSITY BONUS AND/OR CITY FINANCED RENTAL UNITS****

MONTHLY AFFORDABLE RENTS

Number Of Bedrooms**	50% Median Income	60-80% Median Income	100% Median Income	120% Median Income
Studio	765	904	1,506	1,808
1	874	1,034	1,723	2,066
2	983	1,163	1,938	2,324
3	1,091	1,292	2,153	2,583
4	1,179	1,395	2,325	2,789
5	1,266	1,499	2,498	2,996



****CITY INCLUSIONARY RENTAL UNITS****

MONTHLY AFFORDABLE RENTS

Number Of Bedrooms**	30% Median Income	35% Median Income	50% Median Income	60% Median Income	70% Median Income	80% Median Income	90% Median Income	100% Median Income	120% Median Income
Studio	459	615	765	904	1,054	1,224	1,356	1,506	1,808
1	525	703	875	1,034	1,206	1,399	1,550	1,723	2,066
2	590	791	984	1,163	1,356	1,574	1,744	1,938	2,324
3	655	879	1,093	1,292	1,507	1,748	1,937	2,153	2,583
4	711	949	1,180	1,395	1,628	1,888	2,093	2,325	2,789
5	815	1,020	1,268	1,499	1,748	2,028	2,248	2,498	2,996

Total housing cost includes rent and all utilities except for phone service, and cannot exceed 30% of tenant's monthly gross income.

If utilities are paid by tenant, the maximum monthly rent is reduced by the Utility Allowance. The current Utility Allowance Chart can be found on the Housing Authority's webpage www.cityofnapa.org/housing

**** Presumed Occupancy Levels:**

Two Persons	1 Bedroom
Three Persons	2 Bedroom
Four Persons	3 Bedroom
Five Persons	4 Bedroom
Six Persons	5 Bedroom

Section 8 Payment Standard Effective 1/1/2016

Bedrooms	Payment Standard	FMR
0	971	925
1	1,202	1,145
2	1,588	1,500
3	2,295	2,186
4	2,486	2,368
5	2,859	2,723
6	3,231	3,078
Mobile Home	635	600

The Payment Standard is the maximum HACN will contribute toward a tenant's rent and utilities. Total rent can be higher based on the tenant's income, but tenant's portion of the rent cannot exceed 40% of their adjusted income.