



2024 Income Limits for Below Market Rate (BMR) Programs

effective August 1, 2024

Housing Programs under these income limits include: Affordable Rental Units (ARUs) (very low, 50% AMI), BMR Rental Housing (low, 80% AMI), and BMR Home Buyer and First-Time Homebuyer Loans funded with City funds (moderate, 120%).

Maximum Income by Household Size per Program:

Affordable Rental Unit (ARU) Very Low (50%)	To qualify for an ARU in density bonus rental properties, your household's combined gross annual income cannot exceed the maximum very-low-income limit , established by HCD, for your household size as shown below.							
	Number of Persons in Household							
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>
	\$ 64,550	\$ 73,750	\$ 82,950	\$ 92,150	\$ 99,550	\$ 106,900	\$ 114,300	\$ 121,650
BMR Rental Unit Low (80%)	To qualify for the BMR Rental program, your household's combined gross annual income cannot exceed the maximum low-income limit , established by HCD, for your household size as shown below.							
	Number of Persons in Household							
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>
	\$ 102,300	\$ 116,900	\$ 131,500	\$ 146,100	\$ 157,800	\$ 169,500	\$ 181,200	\$ 192,900
BMR Home Buyer Moderate (120%)	To qualify for the BMR Home Ownership or First-Time Homebuyer Loan programs, your household's combined gross annual income cannot exceed the maximum moderate-income limit , established by HCD, for your household size as shown below.							
	Number of Persons in Household							
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>
	\$ 154,800	\$ 176,900	\$ 199,050	\$ 221,150	\$ 238,850	\$ 256,550	\$ 274,250	\$ 291,900

AREA MEDIAN INCOME AS DETERMINED BY HCD: \$184,300								
*Median	\$ 129,000	\$ 147,450	\$ 165,850	\$ 184,300	\$ 199,050	\$ 213,800	\$ 228,550	\$ 243,300
<i>*Median is provided for reference only. No programs use the median income limit.</i>								

For more information visit [Sunnyvale.ca.gov](https://www.sunnyvale.ca.gov), or email Housing staff at housing@sunnyvale.ca.gov.