

**City of Sunnyvale**  
**2016 INCOME LIMITS for BELOW MARKET RATE (BMR) PROGRAMS**

AREA MEDIAN INCOME AS DETERMINED BY HCD: \$107,100

To qualify for the Housing Division's **BMR Rental program**, your household's combined gross annual income cannot exceed the maximum **low-income limit (80%)** for your household size as established by HCD.

To qualify for the Housing Division's **BMR Home Ownership** or **First-Time Homebuyer Loan programs**, your household's combined gross annual income cannot exceed the maximum **moderate-income limit (120%)** for your household size as established by HCD.

Maximum Income by Household Size:

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Low (80%)	\$ 59,400	\$ 67,900	\$ 76,400	\$ 84,900	\$ 91,650	\$ 98,450	\$ 105,250	\$ 112,050
Moderate (120%)	\$ 89,950	\$ 102,800	\$ 115,650	\$ 128,500	\$ 138,800	\$ 149,050	\$ 159,350	\$ 169,600
<i>*Median</i>	\$ 74,950	\$ 85,700	\$ 96,400	\$ 107,100	\$ 115,650	\$ 124,250	\$ 132,800	\$ 141,350

Programs under these income limits include: BMR Rental Housing (low 80%), BMR Home Ownership (moderate 120%), and First-Time Homebuyer Loans funded with City funds.

*\*Median is provided for reference only. No programs use the median income limit.*