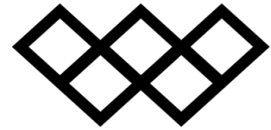


To: Annadel Community Manager
Annadel Regional Supervisor
Annadel Director



Date: 6/1/2026

RE: Authority Rents and Maximum Income Levels

Annadel (Sonoma County)

New Authority Rents*			
Unit Type	80% AMI	100% AMI	120% AMI
1 Bed A1	\$2,095	\$2,180	\$2,280
1 Bed A2, A3	\$2,195	\$2,280	\$2,380
2x1 Bed	\$2,495	\$2,575	\$2,675
2x2 Bed	\$2,595	\$2,675	\$2,775
3 Bed	\$3,095	\$3,170	\$3,270

**Subject to HUD limitations & Regulatory Agreement*

Amenity Fee		
Attached Garage	\$200	Unit ???

**Subject to HUD limitations & Regulatory Agreement*

Renewal Increases
Maximum Renewal Rate 4.00%
Renewal Rents not to exceed HUD MAX Rent

Minimum Monthly Income to Rent
2.75x

HUD MAX Rents***			
Unit Type	80% AMI	100% AMI	120% AMI
1 Bed	\$3,078	\$3,847	\$4,617
2 Bed	\$3,463	\$4,328	\$5,194
3 Bed	\$3,845	\$4,807	\$5,768

**Subject to HUD limitations & Regulatory Agreement*

***Resident rent not to exceed HUD MAX Rents*

****For reference only, NEW leases must follow the "New Authority Rents" chart provided above*

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2026

Sonoma County
Maximum Income Levels

Income Level	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
120%	\$138,480	\$158,280	\$178,080	\$197,760	\$213,600	\$229,440	\$245,280	\$261,120
100%	\$115,400	\$131,900	\$148,400	\$164,800	\$178,000	\$191,200	\$204,400	\$217,600
80%	\$92,320	\$105,520	\$118,720	\$131,840	\$142,400	\$152,960	\$163,520	\$174,080

Placed in Service: 4/01/2019

Source: CTCAC Rent and Income Limits