

**2024**  
**MAXIMUM ALLOWABLE LOW INCOME BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE**  
**RENTAL OF AN INCLUSIONARY UNIT**  
**Per Resolution No. NS-16,452**

EFFECTIVE JULY 1, 2024<sup>1</sup>

<b>Household/ Unit Size</b>	<b>1 Person/ Studio</b>	<b>2 Person/ 1- bedroom</b>	<b>3 Person/ 2- bedroom</b>	<b>4 Person/ 3- bedroom</b>	<b>5 Person/ 4- bedroom</b>	<b>6 Person/ 5- bedroom</b>	<b>7 Person/ 6- bedroom</b>	<b>8 Person/ 7- bedroom</b>
<b>STEP 1: Determine HCD Median Income (100% AMI) by Household Size - Note 1</b>	\$92,950	\$106,250	\$119,500	\$132,800	\$143,400	\$154,050	\$164,650	\$175,300
<b>STEP 2: Reduce Step 1 by 8.16% - Note 2</b>	\$85,365	\$97,580	\$109,749	\$121,964	\$131,699	\$141,480	\$151,215	\$160,996
<b>STEP 3: Multiply Step 2 by 80% for the Maximum Income Limit</b> Maximum Allowable Household Income - Note 3	<b>\$68,292</b>	<b>\$78,064</b>	<b>\$87,799</b>	<b>\$97,571</b>	<b>\$105,359</b>	<b>\$113,184</b>	<b>\$120,972</b>	<b>\$128,796</b>
<b>STEP 4: Divide Step 3 by 12 for Maximum Allowable Monthly Income - Note 4</b>	\$5,691	\$6,505	\$7,317	\$8,131	\$8,780	\$9,432	\$10,081	\$10,733
<b>STEP 5: Multiply Step 3 by 25% for Maximum Rent (Owner Pays all Utilities) - Note 5</b>	<b>\$1,423</b>	<b>\$1,626</b>	<b>\$1,829</b>	<b>\$2,033</b>	<b>\$2,195</b>	<b>\$2,358</b>	<b>\$2,520</b>	<b>\$2,683</b>

1. U.S. Dept. of Housing and Urban Development (HUD limits) [https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?STATES=6.0&INPUTNAME=METRO42100M42100\\*0608799999%2BSanta+Cruz+County&stalist=&stname=California&wherefrom=%24w herefrom%24&statefp=06&year=2024&ne\\_flag=&selection\\_type=county&incpath=%24incpath%24&data=2024&SubmitButton=View+County+Calculations](https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn?STATES=6.0&INPUTNAME=METRO42100M42100*0608799999%2BSanta+Cruz+County&stalist=&stname=California&wherefrom=%24w herefrom%24&statefp=06&year=2024&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2024&SubmitButton=View+County+Calculations) effective April 01, 2024, and the California Dept. of Housing and Community Development memo (HCD limits) <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2024.pdf> effective May 09, 2024. HCD adds extremely low, median and moderate incomes adjusted for household size and area housing costs.
- 2 Percentage difference between the 1980 City and County median family incomes as determined in the 1980 census (8.16%)
- 3 Maximum allowable annual gross income and assets for below-average/low-income households (80%)<sup>6</sup>
- 4 Maximum allowable monthly income and assets<sup>6</sup>
- 5 Maximum allowance for housing cost, including utilities. Utility costs are those established by the Santa Cruz County Housing Authority in conjunction with the Section 8 Rent Subsidy Program and are available online at <https://hacosantacruz.org/wp-content/uploads/2023/12/050705-SC-UA-2024-eff.-01.01.2024.pdf>. If the tenant pays for any utilities, the maximum allowable rent must be reduced in accordance with the current Utility Allowance schedule.
- 6 The maximum allowable assets for households seeking to rent inclusionary units shall be those limits established periodically by the Santa Cruz Housing Authority for the Section 8 Rental Assistance Program or its successor.