

2024
MAXIMUM ALLOWABLE VERY-LOW INCOME BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE
RENTAL OF AN INCLUSIONARY UNIT
Per Resolution No. NS-22,856

EFFECTIVE JULY 1, 2024¹

| Household/ Unit Size | 1 Person/ Studio | 2 Person/ 1- bedroom | 3 Person/ 2- bedroom | 4 Person/ 3- bedroom | 5 Person/ 4- bedroom | 6 Person/ 5- bedroom | 7 Person/ 6- bedroom | 8 Person/ 7- bedroom |
|--|-----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| STEP 1: Determine HCD Median Income (100% AMI) by Household Size - Note 1 | \$92,950 | \$106,250 | \$119,500 | \$132,800 | \$143,400 | \$154,050 | \$164,650 | \$175,300 |
| STEP 2: Multiply Step 1 by 50% for the Maximum Income Limit Maximum Allowable Household Income - Note 2 | \$46,475 | \$53,125 | \$59,750 | \$66,400 | \$71,700 | \$77,025 | \$82,325 | \$87,650 |
| STEP 3: Divide Step 3 by 12 for Maximum Allowable Monthly Income - Note 3 | \$3,873 | \$4,427 | \$4,979 | \$5,533 | \$5,975 | \$6,419 | \$6,860 | \$7,304 |
| STEP 4: Multiply Step 3 by 30% for Maximum Rent (Owner Pays all Utilities) - Notes 4 & 6 | \$1,162 | \$1,328 | \$1,494 | \$1,660 | \$1,793 | \$1,926 | \$2,058 | \$2,191 |

1. 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=%24wherefrom%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 Maximum allowable annual gross income and assets⁵ for very-low income households (50%) per Zoning Ordinance Section 24.22.527 and as adjusted by HCD.
- 3 Maximum allowable monthly income and assets⁵
- 4 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.
- 5 The maximum allowable assets for households seeking to rent inclusionary units shall be those limits established periodically by the Santa Cruz County Housing Authority for the Section 8 Rental Assistance Program or its successor.
- 6 For single-room occupancy units (SRO) with shared kitchen and/or bathroom, the maximum rent shall not exceed 75% of the maximum studio/1-person rent = **\$871**
 For single-room occupancy units (SRO) with kitchen and bathrooms in each unit, the maximum rent shall not exceed 85% of the maximum studio/1-person rent = **\$988**