

2024
MAXIMUM ALLOWABLE LOW INCOME BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE
RENTAL OF AN INCLUSIONARY UNIT
Per Resolution No. NS-29,463

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 80% for the Maximum Income Limit Maximum Allowable Household Income - Note 3	\$74,360	\$85,000	\$95,600	\$106,240	\$114,720	\$123,240	\$131,720	\$140,240
STEP 3: Divide Step 2 by 12 for Maximum Allowable Monthly Income - Note 4	\$6,197	\$7,083	\$7,967	\$8,853	\$9,560	\$10,270	\$10,977	\$11,687
STEP 4: Multiply Step 3 by 35% for Maximum Rent (Owner Pays all Utilities) - Note 5	\$2,169	\$2,479	\$2,788	\$3,099	\$3,346	\$3,595	\$3,842	\$4,090

- 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&statelist=&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> May 9, 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 low-income households (60%) per Resolution No. NS-29,463.
- 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.