

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

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

<b>Household/ Unit Size</b>	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
<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: Multiply Step 1 by 50% for the Maximum Income Limit</b> Maximum Allowable Household Income - Note 3	<b>\$46,475</b>	<b>\$53,125</b>	<b>\$59,750</b>	<b>\$66,400</b>	<b>\$71,700</b>	<b>\$77,025</b>	<b>\$82,325</b>	<b>\$87,650</b>
<b>STEP 3: Divide Step 2 by 12 for Maximum Allowable Monthly Income</b> - Note 4	\$3,873	\$4,427	\$4,979	\$5,533	\$5,975	\$6,419	\$6,860	\$7,304
<b>STEP 4: Multiply Step 3 by 30% for Maximum Rent</b> (Owner Pays all Utilities) - Note 5	<b>\$1,162</b>	<b>\$1,328</b>	<b>\$1,494</b>	<b>\$1,660</b>	<b>\$1,793</b>	<b>\$1,926</b>	<b>\$2,058</b>	<b>\$2,191</b>

- 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](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 9, 2024. HCD adds extremely low, median and moderate incomes adjusted for household size and area housing costs.
- Maximum allowable annual gross income and assets<sup>5</sup> for very-low-income households (50%) per Resolution No. NS-29,463.
- Maximum allowable monthly income and assets<sup>5</sup>
- 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.
- 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.