

**2024**  
**MAXIMUM ALLOWABLE MODERATE INCOME BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE**  
**RENTAL OF AN INCLUSIONARY UNIT - SEABRIGHT I & II**  
**Per Ordinance No. 80-06**

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

Household/ Unit Size	1 Person/ Studio	2 Person/ 1 bedroom
<b>STEP 1: Determine HCD Moderate Income</b> by Household Size - Note 1 & 2	<b>\$111,550</b>	<b>\$127,500</b>
<b>STEP 2: Divide Step 1</b> by 12 for <b>Maximum Allowable Monthly Income</b> - Note 3	\$9,296	\$10,625
<b>STEP 3: Multiply Step 2</b> by 25% for <b>Maximum Allowable Monthly Rent</b> (Owner Pays all Utilities) - Note 4	<b>\$2,789</b>	<b>\$3,188</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=%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 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 assets for average/moderate income households (120%)
- 3 Maximum allowable monthly income and assets<sup>5</sup>
- 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.