

2019
MAXIMUM ALLOWABLE LOW INCOME BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE
RENTAL OF AN INCLUSIONARY UNIT
Per Resolution No. NS-22,400

EFFECTIVE MAY 10, 2019¹

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 HUD Median Income (100% AMI) by Household Size - Note 1	\$68,600	\$78,400	\$88,200	\$98,000	\$105,850	\$113,700	\$121,500	\$129,350
STEP 2: Multiply Step 1 by 60% for the Maximum Income Limit Maximum Allowable Household Income - Note 2	\$41,160	\$47,040	\$52,920	\$58,800	\$63,510	\$68,220	\$72,900	\$77,610
STEP 3: Divide Step 3 by 12 for Maximum Allowable Monthly Income - Note 3	\$3,430	\$3,920	\$4,410	\$4,900	\$5,293	\$5,685	\$6,075	\$6,468
STEP 4: Multiply Step 3 by 30% for Maximum Rent (Owner Pays all Utilities) - Notes 4 & 6	\$1,029	\$1,176	\$1,323	\$1,470	\$1,588	\$1,706	\$1,823	\$1,940

¹ U.S. Dept. of Housing and Urban Development (HUD limits) <https://www.huduser.gov/portal/datasets/il/il2019/2019summary.odn> effective April 24, 2019 and the California Dept. of Housing and Community Development memo (HCD limits) <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf> effective May 6, 2019. 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-22,400.

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.

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 = **\$772**
 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 = **\$875**