

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

EFFECTIVE MAY 10, 2019<sup>1</sup>

<b>Household/ Unit Size</b>	<b>1 Person/ Studio</b>	<b>2 Person/ 1-bedroom</b>	<b>3 Person/ 2-bedroom</b>	<b>4 Person/ 3-bedroom</b>	<b>5 Person/ 4-bedroom</b>	<b>6 Person/ 5-bedroom</b>	<b>7 Person/ 6-bedroom</b>	<b>8 Person/ 7-bedroom</b>
<b>STEP 1: Determine HUD Median Income</b> (100% AMI) by Household Size - Note 1	\$68,600	\$78,400	\$88,200	\$98,000	\$105,850	\$113,700	\$121,500	\$129,350
<b>STEP 2: Multiply Step 1 by 50% for the Maximum Income Limit</b> Maximum Allowable Household Income - Note 2	<b>\$34,300</b>	<b>\$39,200</b>	<b>\$44,100</b>	<b>\$49,000</b>	<b>\$52,925</b>	<b>\$56,850</b>	<b>\$60,750</b>	<b>\$64,675</b>
<b>STEP 3: Divide Step 3 by 12 for Maximum Allowable Monthly Income</b> - Note 3	\$2,858	\$3,267	\$3,675	\$4,083	\$4,410	\$4,738	\$5,063	\$5,390
<b>STEP 4: Multiply Step 3 by 30% for Maximum Rent</b> (Owner Pays all Utilities) - Notes 4 & 6	<b>\$858</b>	<b>\$980</b>	<b>\$1,103</b>	<b>\$1,225</b>	<b>\$1,323</b>	<b>\$1,421</b>	<b>\$1,519</b>	<b>\$1,617</b>

<sup>1</sup> 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.

<sup>2</sup> Maximum allowable annual gross income and assets<sup>5</sup> for very-low income households (50%) per Zoning Ordinance Section 24.22.527

<sup>3</sup> Maximum allowable monthly income and assets<sup>5</sup>

<sup>4</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.

<sup>5</sup> 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.

<sup>6</sup> 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 = **\$643**  
 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 = **\$729**