2013
MAXIMUM ALLOWABLE *LOW INCOME* BY HOUSEHOLD SIZE & MAXIMUM RENTS BY UNIT SIZE
RENTAL OF AN INCLUSIONARY UNIT
Per Resolution No. NS-16,452

EFFECTIVE FEBRUARY 25, 2013[1]

HOUSEHOLD INCOME ELIGIBILITY	HOUSEHOLD SIZE / UNIT SIZE							
STEP 1 **Determine household 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 2 **Determine HUD Median Income by household size--**Note 1	$ 60,900	$ 69,600	$ 78,300	$ 87,000	$ 93,950	$ 100,900	$ 107,900	$ 114,850
STEP 3 **Reduce Step 2 by 8.16%--**Note 2	$ 55,931	$ 63,921	$ 71,911	$ 79,901	$ 86,284	$ 92,667	$ 99,095	$ 105,478
STEP 4 **Multiply Step 3 by 80%--**Note 3 Maximum Allowable Household Gross Annual Income	$ 44,744	$ 51,137	$ 57,529	$ 63,921	$ 69,027	$ 74,133	$ 79,276	$ 84,383
STEP 5 **Divide Step 4 by 12--**Note 4 Maximum Allowable Monthly Income	$ 3,729	$ 4,261	$ 4,794	$ 5,327	$ 5,752	$ 6,178	$ 6,606	$ 7,032
STEP 6 **Multiply Step 5 by 25%--**Note 5 **Maximum Allowable Rent Owner Paid Utilities**	**$ 932**	**$ 1,065**	**$ 1,199**	**$ 1,332**	**$ 1,438**	**$ 1,544**	**$ 1,652**	**$ 1,758**

1 U.S. Dept. of Housing and Urban Development (HUD limits) http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2013/ca.pdf effective Mar. 15, 2013 and the California Dept. of Housing and Community Development memo (HCD limits) http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf dated Feb. 25, 2013. HCD adds extremely low, median and moderate incomes adjusted for household size and area housing costs.

2 Percentage difference between the 1980 City and County median family incomes as determined in the 1980 census (8.16%)

3 Maximum allowable annual gross income and assets for below-average/low-income households (80%)[6]

4 Maximum allowable monthly income and assets[6]

5 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. Maximum allowable rent, including utilities.

6 The maximum allowable assets for households seeking to rent inclusionary units shall be those limits established periodically by the Santa Cruz Housing Authority for the Section 8 Rental Assistance Program or its successor.

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