2013
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 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 2 **Multiply Step 3 by 50%--**Note 2 Maximum Allowable Household Gross Annual Income	$ 30,450	$ 34,800	$ 39,150	$ 43,500	$ 46,975	$ 50,450	$ 53,950	$ 57,425
STEP 4 **Divide Step 3 by 12--**Note 3 Maximum Allowable Monthly Income	$ 2,538	$ 2,900	$ 3,263	$ 3,625	$ 3,915	$ 4,204	$ 4,496	$ 4,785
STEP 5 **Multiply Step 4 by 30%--**Note 4 & 6 **Maximum Allowable Rent** **Owner Paid Utilities**	**$ 761**	**$ 870**	**$ 979**	**$ 1,088**	**$ 1,174**	**$ 1,261**	**$ 1,349**	**$ 1,436**

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 Maximum allowable annual gross income and assets[5] for very-low income households (50%) per Zoning Ordinance Section 24.22.527

3 Maximum allowable monthly income and assets[5]

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 = **$571**
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 = **$647**