



RENTAL RATES & INCOME TABLES FOR 2018

The Department of Housing and Community Development (HCD) publishes annual tables of official State income limits for determining maximum income limits. State statutory limits are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 Housing Choice Voucher Program. HUD's limits are based on surveys of local area median income (AMI). The commonly used income categories for households in Santa Clara County, California, are published periodically by the California Department of Housing and Community Development ("HCD") and are approximately as follows, subject to variations for household size and other factors:

- Extremely Low Income:** 0-30% of AMI
- Very Low Income:** 30% to 50% of AMI
- Lower Income:** 50% to 80% of AMI; the term may generally be used to mean 0% to 80% of AMI from time to time.
- Moderate Income:** 80% to 120% of AMI

Area Median Income (AMI): The median gross yearly income for households in Santa Clara County, California, as published periodically by the California Department of Housing and Community Development ("HCD"). The Median Income for a family of four in Santa Clara County is \$125,200, adjusted by household size.

Affordable Housing Cost: for lower-income households is defined in State law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). The comparable federal limit, more widely used, is 30 percent of gross income, with variations. "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing.

Utility Allowance Schedule: The Utility Allowance Schedule is published by the Housing Authority of Santa Clara County. This has historically been published during the fall of each year. The schedule breaks allocations down by Unit Types, including: 1) Semi-Detached, Rowhouse/Townhouse, 2) Low-Rise and High Rise, and 3) Single Family Detached, Manufactured Home. Rents on the table represent the maximum a tenant shall be charged and must include Utility Allowance amounts applicable to the Unit Type. Utility Allowance: https://www.scchousingauthority.org/assets/1/6/2018_UA_Schedule_.pdf.

TABLE I: HCD Income Tables (Published April 26, 2018)Source: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k18.pdf>.

# of Persons	1	2	3	4	5	6	7	8
Extremely Low	27,950	31,950	35,950	39,900	43,100	46,300	49,500	52,700
Very Low	46,550	53,200	59,850	66,500	71,850	77,150	82,500	87,800
Lower	66,150	75,600	85,050	94,450	102,050	109,600	117,150	124,700
Median	87,650	100,150	112,700	125,200	135,200	145,250	155,250	165,250
Moderate	105,200	120,200	135,250	150,250	162,250	174,300	186,300	198,350

TABLE II: RENT TABLE

No. of Bedrooms	BELOW MARKET RATE (BMR) RENTAL RATES				
	Extremely Low	Very Low	Lower	Median	Moderate
0 Bedroom (Efficiency)	\$699	\$1,164	\$1,654	\$2,191	\$2,630
1 Bedroom	\$799	\$1,330	\$1,890	\$2,504	\$3,005
2 Bedrooms	\$899	\$1,496	\$2,126	\$2,818	\$3,381
3 Bedrooms	\$998	\$1,663	\$2,361	\$3,130	\$3,756
4 Bedrooms	\$1,078	\$1,796	\$2,551	\$3,380	\$4,056

Note 1: The BMR monthly rental prices listed in Table II above **include utilities**. If no or partial utilities are paid by the tenant, the current Schedule for Utility Allowances as published by HUD will be used to determine the adjusted rent level.

Note 2: The rent for each income level has been adjusted for assumed household size based on presumed occupancy levels of one person in a studio apartment, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter.

HCD Occupancy Guidelines. For example, one bedroom assumes two people.

Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	6 bedroom
1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons

Note: The rent charged to households holding a Section 8 Voucher shall be as established by the Housing Authority of Santa Clara County and may differ from the then current FMR (Fair Market Rate) and/or BMR (Below Market Rate). Owner/manager will receive no more and, certainly, no less than the rent amount determined by the Housing Authority. **Tenants holding a Section 8 Voucher are prohibited from paying more than the pay standard as determined by the Housing Authority of Santa Clara County,** <https://www.schousingauthority.org/section-8-current-participants/housing-choice-voucher-current-participants/voucher-payment-standard-fmr-utility-allowance/>.