

2016 State Income Limits, Affordable Rents and Utility Allowance Schedules

Published by the Department of Housing and Community Development ("HCD")

Riverside-San Bernardino Counties - Area Median Incomes for 30%, 50%, 60%, 80%, 100%, 110% & 120%

Note: New rents are effective on the date provided by HCD; however, the tenant(s) must still receive a minimum of 30 days written notice prior to adjusting the rents.

2016 – STATE ANNUAL INCOME LIMITS – EFFECTIVE MAY 24, 2016								
Household Size	1	2	3	4	5	6	7	8
Extremely Low - 30%	\$14,100	\$16,100	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
Very Low - 50%	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
Lower - 60%	\$28,140	\$32,160	\$36,180	\$40,200	\$43,440	\$46,680	\$49,860	\$53,100
Median - Lower - 80%	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
Moderate - Median - 100%	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Moderate - 110%	\$50,050	\$57,200	\$64,350	\$71,500	\$77,220	\$82,940	\$88,660	\$94,380
Moderate - 120%	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,700	\$102,950

2016 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE MAY 24, 2016						APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/1/16 – EXPIRES 09/30/17					
For the purpose of determining State (HCD) Affordable Rents, 25 California Code of Regulations §6918, defines Affordable Rent as the monthly rent plus utility allowance. The monthly rent plus utility allowance cannot exceed the amounts indicated below for the appropriate number of bedrooms. 1) MAXIMUM RENTS IF UTILITIES ARE PAID BY THE PROPERTY OWNER: If the property owner pays the utilities, the maximum allowable State (RDA) rents (including the owner paid utilities) may not exceed the amount indicated below for the appropriate number of bedrooms; or 2) MAXIMUM RENTS IF UTILITIES ARE PAID BY THE TENANT(S): If the some or all of the utilities are paid by the tenant(s), the maximum allowable State (RDA) rents plus utilities based on the "Utility Allowance Schedule" cannot exceed the amounts indicated below for the appropriate number of bedrooms.						Apartment Unit Size Allowance By Number of Bedrooms					
						Utility or Service	0-BR	1-BR	2-BR	3-BR	4-BR
Heating		Natural Gas	\$6	\$7	\$8	\$9	\$10				
		Electric	\$10	\$12	\$15	\$17	\$20				
Air Conditioning			\$12	\$15	\$23	\$32	\$40				
Cooking		Natural Gas	\$4	\$4	\$5	\$6	\$7				
		Electric	\$8	\$9	\$11	\$14	\$16				
Other Electric			\$27	\$31	\$41	\$51	\$62				
Water Heating		Natural Gas	\$8	\$10	\$14	\$18	\$19				
		Electric	\$16	\$19	\$27	\$34	\$39				
Water Service - Domestic Use			\$18	\$18	\$21	\$24	\$27				
Sewer Service			\$30	\$30	\$30	\$30	\$30				
Trash Collection			\$22	\$22	\$22	\$22	\$22				
Refrigerator (if supplied by tenant)			\$13	\$13	\$13	\$13	\$13				
Stove/Range/Microwave (if supplied by tenant)			\$12	\$12	\$12	\$12	\$12				
Example: Utility Allowance for a 2 bedroom unit may include: \$11 Heating – Electric \$13 Air Conditioning - Electric \$8 Cooking – Electric \$28 Other Electric - Lighting & Refrigeration \$60 Total Utility Allowance		Example: Tenant Paid Utilities 50% – 2 bedroom unit \$671 Base Rent \$60 Utility Allowance \$731 Maximum State Rent for 50% 2 bedroom unit				Source for Utility Allowance Schedule: Housing Authority of Riverside County www.harivco.org Source for Income Limits and Maximum Rents 30%, 50%, 60% & 110%: HCD & HUD Unit size by number of bedrooms: 0-bdrm = 1 person HH; 1-bdrm = 2 person HH; 2-bdrm = 3 person HH, etc.					
Unit Size by Number of Bedrooms	0	1	2	3	4						
Extremely Low - 30%	\$341	\$390	\$439	\$488	\$527						
Very Low - 50%	\$569	\$650	\$731	\$813	\$878						
Lower - 60%	\$683	\$780	\$878	\$975	\$1,053						
Moderate - Lower - 80%	\$910	\$1,040	\$1,170	\$1,300	\$1,404						
Moderate - Median - 100%	\$1,138	\$1,300	\$1,463	\$1,625	\$1,755						
Moderate - 110%	\$1,365	\$1,560	\$1,755	\$1,950	\$2,106						
Moderate - 120%	\$1,251	\$1,430	\$1,609	\$1,788	\$1,931						