

2024 HOME Income Limits, Affordable Rents, and Utility Allowance Schedules

Published by the Department of Housing and Urban Development ("HUD")

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

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

2024 – HOME ANNUAL INCOME LIMITS – EFFECTIVE JUNE 1, 2024								
Household Size	1	2	3	4	5	6	7	8
Very Low – 50%	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
Lower – 60%	\$43,080	\$49,200	\$55,320	\$61,500	\$55,420	\$71,340	\$76,260	\$81,180
Median – Lower – 80%	\$57,400	\$65,600	\$73,800	\$82,000	\$88,600	\$95,150	\$101,650	\$108,250
Median – 100%	\$71,800	\$82,000	\$92,200	\$102,500	\$110,700	\$118,900	\$127,100	\$135,300

2024 - MAXIMUM HOME RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE JUNE 1, 2024					
HOME has two different requirements when determining the maximum allowable HOME rents as follows:					
1) MAXIMUM RENTS IF UTILITIES ARE PAID BY THE PROPERTY OWNER: If the property owner pays the utilities, the maximum allowable HOME 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 HOME rents plus utilities based on the "Utility Allowance Schedule" cannot exceed the amounts indicated below for the appropriate number of bedrooms.					
Unit size by Number of Bedrooms	0	1	2	3	4
Very Low – 50% (Low Rents)	\$897	\$961	\$1,152	\$1,332	\$1,486
Lower – 60% (High Rents)	\$1,077	\$1,153	\$1,383	\$1,599	\$1,783
Lower- 80% (Specific Projects Only)	\$1,436	\$1,538	\$1,844	\$2,132	\$2,378
Example: Utility Allowance for a 2-bedroom unit may include: \$25 Heating – Electric \$23 Air Conditioning - Electric \$14 Cooking – Electric \$42 Other Electric – Lighting & Refrigeration \$104 Total Utility Allowance			Example: Tenant Paid Utilities 50% - 2-bedroom unit \$1,152 Base Rent \$ 104 Utility Allowance \$1256 Maximum State Rent for 50% 2-Bedroom Unit		

APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/01/2024						
Utility or Service		Apartment Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Natural Gas	\$19	\$22	\$25	\$27	\$28
	Electric	\$16	\$19	\$23	\$27	\$32
Air Conditioning		\$14	\$17	\$23	\$29	\$36
Cooking	Natural Gas	\$5	\$5	\$8	\$9	\$13
	Electric	\$8	\$10	\$14	\$19	\$23
Other Electric		\$26	\$30	\$42	\$54	\$66
Water Heating	Natural Gas	\$9	\$11	\$16	\$20	\$25
	Electric	\$19	\$22	\$28	\$35	\$41
Water Service - Domestic Use		\$2	\$27	\$30	\$32	\$35
Sewer Service		\$34	\$34	\$34	\$34	\$34
Trash Collection		\$32	\$32	\$32	\$32	\$32
Refrigerator (if supplied by tenant)		\$12	\$12	\$12	\$12	\$12
Stove/Range/Microwave (if supplied by tenant)		\$11	\$11	\$11	\$11	\$11

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.