

2024 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%, 80%, 100%, & 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.

2024 – STATE ANNUAL INCOME LIMITS – EFFECTIVE May 9, 2024								
Household Size	1	2	3	4	5	6	7	8
Extremely Low – 30%	\$21,550	\$24,600	\$27,700	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
Very Low – 50%	\$35,900	\$41,000	\$46,100	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
Median – Lower – 80%	\$57,400	\$65,600	\$73,800	\$82,000	\$88,600	\$95,150	\$101,650	\$108,250
Moderate – Median – 100%	\$68,250	\$78,000	\$87,750	\$97,500	\$105,300	\$113,100	\$120,900	\$128,700
Moderate – 120 %	\$81,900	\$93,600	\$105,300	\$117,000	\$126,350	\$135,700	\$145,100	\$154,450

2024 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE MAY 9, 2024					
<p>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.</p> <p>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</p> <p>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.</p>					
Unit size by Number of Bedrooms	0	1	2	3	4
30% of Median	\$512	\$585	\$658	\$523	\$790
50% of Median	\$853	\$975	\$1,097	\$1,219	\$1,316
60-80% of Median	\$1,024	\$1,170	\$1,316	\$1,463	\$1,580
120% of Median	\$1,877	\$2,145	\$2,413	\$2,681	\$2,896
<p style="text-align: center;">Example:</p> <p style="text-align: center;">Utility Allowance for a 2-bedroom unit may include:</p> <p style="text-align: center;">\$25 Heating – Electric \$22 Air Conditioning - Electric \$14 Cooking – Electric \$42 Other Electric – Lighting & Refrigeration \$104 Total Utility Allowance</p>			<p style="text-align: center;">Example:</p> <p style="text-align: center;">Tenant Paid Utilities</p> <p style="text-align: center;">50% - 2-bedroom unit \$1,097 Base Rent \$ 104 Utility Allowance \$1,201 Maximum State Rent for 50% 2- Bedroom Unit</p>		

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		\$11	\$14	\$17	\$23	\$29
Cooking	Natural Gas	\$5	\$5	\$8	\$9	\$13
	Electric	\$8	\$10	\$14	\$19	\$23
Other Electric		\$36	\$26	\$30	\$42	\$54
Water Heating	Natural Gas	\$9	\$11	\$16	\$20	\$25
	Electric	\$19	\$22	\$28	\$35	\$41
Water Service - Domestic Use		\$25	\$2	\$27	\$30	\$32
Sewer Service		\$34	\$34	\$34	\$34	\$34
Trash Collection		\$30	\$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.