

## 2025 State 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.

2025 – STATE ANNUAL INCOME LIMITS – EFFECTIVE JUNE 1, 2025								
Household Size	1	2	3	4	5	6	7	8
<b>Extremely Low – 30%</b>	\$23,500	\$26,850	\$30,200	\$33,550	\$37,650	\$43,150	\$48,650	\$54,150
<b>Very Low – 50%</b>	\$39,200	\$44,750	\$50,350	\$55,950	\$60,450	\$64,900	\$69,400	\$73,850
<b>Low Income – 80%</b>	\$62,650	\$71,600	\$80,550	\$89,500	\$96,700	\$103,850	\$111,000	\$118,150
<b>Median – 100%</b>	\$72,750	\$83,100	\$93,500	\$103,900	\$112,200	\$120,500	\$128,850	\$137,150
<b>Moderate – 120%</b>	\$87,300	\$99,750	\$112,250	\$124,700	\$134,700	\$144,650	\$154,650	\$164,600

2025 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE APRIL 1, 2025					
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.					
Unit size by Number of Bedrooms	0	1	2	3	4
30% of Median	\$546	\$623	\$701	\$523	\$842
50% of Median	\$909	\$1,039	\$1,169	\$1,299	\$1,403
60-80% of Median	\$1,091	\$1,247	\$1,403	\$1,559	\$1,683
120% of Median	\$2,001	\$2,285	\$2,571	\$2,857	\$3,086
Example:  Utility Allowance for a 2-bedroom unit may include:  \$29 Heating – Electric \$23 Air Conditioning - Electric \$14 Cooking – Electric \$56 Other Electric – Lighting & Refrigeration \$122 Total Utility Allowance		Example:  Tenant Paid Utilities  50% - 2-bedroom unit \$1,169 Base Rent \$ 122 Utility Allowance \$1,291 Maximum State Rent for 50% 2-Bedroom Unit			

APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/01/2025						
Utility or Service		Apartment Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Natural Gas	\$22	\$25	\$29	\$31	\$32
	Electric	\$16	\$19	\$23	\$27	\$31
Air Conditioning		\$14	\$16	\$23	\$35	\$35
Cooking	Natural Gas	\$5	\$5	\$9	\$11	\$14
	Electric	\$8	\$10	\$14	\$18	\$23
Other Electric		\$27	\$32	\$44	\$56	\$69
Water Heating	Natural Gas	\$11	\$13	\$18	\$23	\$29
	Electric	\$19	\$22	\$28	\$34	\$41
Water Service - Domestic Use		\$29	\$29	\$32	\$34	\$37
Sewer Service		\$35	\$35	\$35	\$35	\$35
Trash Collection		\$33	\$33	\$33	\$33	\$33
Refrigerator (if supplied by tenant)		\$12	\$12	\$12	\$12	\$12
Stove/Range/Microwave (if supplied by tenant)		\$12	\$12	\$12	\$12	\$12

Source for Utility Allowance Schedule: Housing Authority of Riverside County [www.harivco.org](http://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.