

## 2017 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.

<b>2017 – HOME ANNUAL INCOME LIMITS – EFFECTIVE JUNE 15, 2017</b>								
<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Very Low - 50%</b>	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,450	\$40,000	\$42,600
<b>Lower - 60%</b>	\$27,120	\$30,960	\$34,860	\$38,700	\$41,820	\$44,940	\$48,000	\$51,120
<b>Median - Lower - 80%</b>	\$36,150	\$41,300	\$46,450	\$51,600	\$55,750	\$59,900	\$64,000	\$68,150
<b>Median - 100%</b>	\$45,200	\$51,600	\$58,100	\$64,500	\$69,700	\$74,900	\$80,000	\$85,200

<b>2017 - MAXIMUM HOME RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE JUNE 15, 2017</b>					
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
<b>Very Low - 50% (Low Rents)</b>	\$586	\$628	\$753	\$871	\$972
<b>Lower - 60% (High Rents)</b>	\$800	\$859	\$1,033	\$1,184	\$1,301
<b>Lower - 80% (Specific Projects Only)</b>	\$904	\$1,032	\$1,162	\$1,290	\$1,394
Example: Utility Allowance for a 2 bedroom unit may include: \$15 Heating – Electric \$23 Air Conditioning - Electric \$10 Cooking – Electric \$37 Other Electric - Lighting & Refrigeration <b>\$85 Total Utility Allowance</b>			Example: Tenant Paid Utilities 50% – 2 bedroom unit \$668 Base Rent \$85 Utility Allowance <b>\$753 Maximum State Rent for                      50% 2 bedroom unit</b>		

<b>APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/1/17</b>						
Utility or Service		Apartment Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
<b>Heating</b>	<b>Natural Gas</b>	\$12	\$14	\$16	\$17	\$18
	<b>Electric</b>	\$10	\$12	\$15	\$17	\$20
<b>Air Conditioning</b>		\$14	\$17	\$23	\$29	\$36
<b>Cooking</b>	<b>Natural Gas</b>	\$3	\$3	\$5	\$6	\$8
	<b>Electric</b>	\$6	\$7	\$10	\$13	\$16
<b>Other Electric</b>		\$22	\$26	\$37	\$47	\$58
<b>Water Heating</b>	<b>Natural Gas</b>	\$6	\$7	\$10	\$13	\$16
	<b>Electric</b>	\$13	\$16	\$20	\$24	\$29
<b>Water Service - Domestic Use</b>		\$19	\$19	\$22	\$24	\$27
<b>Sewer Service</b>		\$31	\$31	\$31	\$31	\$31
<b>Trash Collection</b>		\$23	\$23	\$23	\$23	\$23
<b>Refrigerator (if supplied by tenant)</b>		\$13	\$13	\$13	\$13	\$13
<b>Stove/Range/Microwave (if supplied by tenant)</b>		\$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.