

**2009 HOME Income Limits, Affordable Rents and Utility Allowance Schedules – Energy Efficient Units
Riverside-San Bernardino Counties – 50% and 60% Area Median Income**

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

2009 – HOME ANNUAL INCOME LIMITS – EFFECTIVE APRIL 2009								
Family Size	1	2	3	4	5	6	7	8
50% of median	23,300	26,650	29,950	33,300	35,950	38,650	41,300	43,950
60% of median	27,960	31,980	35,940	39,960	43,140	46,380	49,560	52,740
80% of median	37,300	42,650	47,950	53,300	57,550	61,850	66,100	70,350
100% - median	45,150	51,600	58,050	64,500	69,650	74,800	80,000	85,150

**2009 - MAXIMUM HOME RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS
EFFECTIVE APRIL 2009**

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 in the Table 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 indicated in the Table below must be further reduced by the subtracting any tenant-paid utility amounts as indicated in the "Utility Allowance Schedule."

Unit Size by No. of Bedrooms	0	1	2	3	4
50% AMI (Low Rents)	582	624	748	865	966
60% AMI (High Rents)	738	792	952	1,092	1,199
80% AMI* (Specific Projects Only)	903	1,032	1,161	1,290	1,393

**Example:
Utility Allowance
for a 2 bedroom unit may include:**

- \$ 40 Heating - Electric
- \$ 10 Air Conditioning
- \$ 2 Blower
- \$ 7 Cooking - Electric
- \$ 20 Other Electric - Lighting & Refrigeration
- \$ 19 Water Heating - Electric
- \$ 47 Water Service - Domestic Use
- \$ 21 Trash

\$166 Total Utility Allowance

**Example:
Maximum Rent based on
tenant paid utilities for a
50% – 2 bedroom unit:**

\$748 Home Rent
- \$166 Utility Allowance
**\$582 Maximum HOME Rent for
50% - 2 bedroom unit**

Source for Income Limits and 50% and 60% HOME Low and High Rents: U.S. Dept. of HUD, www.hud.gov 04/09

Source for 80% Rent Limits: Kane Ballmer & Berkman 04/17/09 – 100% of AMI x 80% x 30% / 12

Unit size by number of bedrooms: 0-bdrm = 1 person HH; 1-bdrm = 2 person HH; 2-bdrm = 3 person HH, etc.

UTILITY ALLOWANCE SCHEDULE – ENERGY EFFICIENT EFFECTIVE 7/01/09 – EXPIRES 6/30/10						
Utility or Service		Dwelling Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Gas/Propane	8	12	15	19	24
	Electric	22	31	40	49	63
Air Conditioning		6	8	10	13	16
Blower - Evaporative Cooler/Heat Exchanger		1	2	2	3	3
Cooking	Gas/Propane	2	2	3	3	4
	Electric	4	6	7	9	12
Other Electric - Lighting & Refrigeration		11	16	20	25	31
Water Heating	Gas/Propane	3	5	6	8	10
	Electric	10	15	19	23	29
Water Service - Domestic Use		26	36	47	57	73
Water Service - Evaporative (Swamp) Cooler		17	24	31	38	49
Sewer Service		15	15	15	15	15
Trash Collection		21	21	21	21	21
Refrigerator (if supplied by tenant)		4	4	4	4	4
Stove/Range (if supplied by tenant)		4	4	4	4	4

Source for Utility Allowance Schedule: Housing Authority of Riverside County
<http://www.harivco.org> 07/01/09