

**2009 STATE (RDA) Income Limits, Affordable Rents and Utility Allowance Schedules – Energy Efficient Units
Riverside-San Bernardino Counties – 50%, 60%, 80%, 100% 110% & 120% Area Median Incomes**

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

2009 – STATE ANNUAL INCOME LIMITS – EFFECTIVE APRIL 2009								
Family Size	1	2	3	4	5	6	7	8
Extremely Low - 30%	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400
Very Low - 50%	23,300	26,650	29,950	33,300	35,950	38,650	41,300	43,950
Lower - 60%	27,090	30,960	34,830	38,700	41,790	44,880	48,000	51,090
Moderate - Lower - 80%	37,300	42,650	47,950	53,300	57,550	61,850	66,100	70,350
Moderate - Median - 100%	45,150	51,600	58,050	64,500	69,650	74,800	80,000	85,150
Moderate - 110%	49,665	56,760	63,855	70,950	76,615	82,280	88,000	93,665
Moderate - 120%	54,200	61,900	69,650	77,400	83,600	89,800	96,000	102,150

2009 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS EFFECTIVE APRIL 2009					
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 No. of Bedrooms	0	1	2	3	4
Extremely Low - 30%	338.63	387.00	435.38	483.75	522.38
Very Low - 50%	564.38	645.00	725.63	806.25	870.63
Lower - 60%	677.25	774.00	870.75	967.50	1044.75
Moderate - Lower - 80%	903.00	1,032.00	1,161.00	1,290.00	1393.00
Moderate - Median - 100%	1,128.75	1,290.00	1,451.25	1,612.50	1,741.25
Moderate - 110%	1,241.63	1,419.00	1,596.38	1,773.75	1,915.38
Moderate - 120%	1,354.50	1,548.00	1,741.50	1,935.00	2,089.50
Example: Utility Allowance for a 2 bedroom unit <u>may</u> include \$40 Heating – Electric \$10 Air Conditioning - Electric \$ 2 Blower \$ 7 Cooking – Electric \$20 Other Electric - Lighting & Refrigeration \$79 Total Utility Allowance			Example: Tenant Paid Utilities 50% – 2 bedroom unit \$646.63 Rent \$ 79.00 Utility Allowance \$725.63 Maximum State (RDA) Rent for 50% 2 bedroom unit		

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

Source for Income Limits and Maximum Rents: Kane, Balmer & Berkman 04/17/09
Unit size by number of bedrooms: 0-bdrm = 1 person HH; 1-bdrm = 2 person HH; 2-bdrm = 3 person HH, etc.