

**2011 STATE (RDA) Income Limits, Affordable Rents and Utility Allowance Schedules
Riverside-San Bernardino Counties – 30%, 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.

2011 – STATE ANNUAL INCOME LIMITS – EFFECTIVE JULY 13, 2011								
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%	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
Lower - 60%	28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860
Median - Lower - 80%	37,350	41,600	46,800	52,000	56,200	60,350	64,500	68,650
Moderate - Median - 100%	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500
Moderate - 110%	48,125	55,000	61,875	68,750	74,250	79,750	85,250	90,750
Moderate - 120%	52,500	60,000	67,500	75,000	81,000	87,000	93,000	99,000

**2011 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS
EFFECTIVE JULY 13, 2011**

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%	328.13	375.00	421.88	468.75	506.25
Very Low - 50%	546.88	625.00	703.13	781.25	843.75
Lower - 60%	656.25	750.00	843.75	937.50	1,012.50
Moderate - Lower - 80%	875.01	1,100.00	1,237.51	1,375.00	1,485.00
Moderate - Median - 100%	1,093.76	1,250.00	1,406.26	1,562.50	1,687.50
Moderate - 110%	1,203.13	1,375.00	1,546.88	1,718.75	1,856.25
Moderate - 120%	1,443.76	1,650.00	1,856.26	2,062.50	2,227.50

Example:
Utility Allowance for a 2 bedroom unit may include:
\$13 Heating – Electric
\$15 Air Conditioning - Electric
\$10 Cooking – Electric
\$33 Other Electric - Lighting & Refrigeration
\$71 Total Utility Allowance

Example:
Tenant Paid Utilities
50% – 2 bedroom unit
\$632.13 Base Rent
\$ 71.00 Utility Allowance
\$703.13 Maximum State (RDA)
Rent for 50% 2 bedroom unit

APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/1/11 – EXPIRES 06/30/12						
Utility or Service		Apartment Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Natural Gas	4	4	5	5	6
	Electric	8	11	13	16	19
Air Conditioning		8	10	15	21	26
Cooking	Natural Gas	4	4	6	7	9
	Electric	6	8	10	13	15
Other Electric		17	25	33	41	50
Water Heating	Natural Gas	5	8	11	14	17
	Electric	10	16	21	27	33
Water Service - Domestic Use		19	20	22	24	26
Sewer Service		24	24	24	24	24
Trash Collection		19	19	19	19	19
Refrigerator (if supplied by tenant)		13	13	13	13	13
Stove/Range/Microwave (if supplied by tenant)		12	12	12	12	12

Source for Utility Allowance Schedule: Housing Authority of Riverside County <http://www.harivco.org> 07/01/11

Source for Income Limits and Maximum Rents 30%, 50%, 60% & 110%: Kane Ballmer & Berkman 0713/11
Unit size by number of bedrooms: 0-bdrm = 1 person HH; 1-bdrm = 2 person HH; 2-bdrm = 3 person HH, etc.