

## 2017 State Income Limits, Affordable Rents and Utility Allowance Schedules

Published by the Department of Housing and Community Development ("HCD")

Riverside-San Bernardino Counties - Area Median Incomes for 30%, 50%, 60%,80%, 100%,110% & 120%

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

<b>2017 – STATE ANNUAL INCOME LIMITS – EFFECTIVE JUNE 9, 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>Extremely Low - 30%</b>	\$14,100	\$16,240	\$20,420	\$24,600	\$28,780	\$32,960	\$37,140	\$41,320
<b>Very Low - 50%</b>	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
<b>Lower - 60%</b>	\$28,140	\$32,160	\$36,180	\$40,200	\$43,440	\$46,680	\$49,860	\$53,100
<b>Median - Lower - 80%</b>	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,500	\$70,800
<b>Moderate - Median - 100%</b>	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
<b>Moderate - 110%</b>	\$50,050	\$57,200	\$64,350	\$71,500	\$77,220	\$82,940	\$88,660	\$94,380
<b>Moderate - 120%</b>	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,700	\$102,950

<b>2017 - MAXIMUM STATE RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS</b>
<b>EFFECTIVE JUNE 9, 2017</b>

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.

<b>Unit Size by Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Extremely Low - 30%</b>	\$341	\$390	\$439	\$488	\$527
<b>Very Low - 50%</b>	\$569	\$650	\$731	\$813	\$878
<b>Lower - 60%</b>	\$683	\$780	\$878	\$975	\$1,053
<b>Moderate - Lower - 80%</b>	\$910	\$1,040	\$1,170	\$1,300	\$1,404
<b>Moderate - Median - 100%</b>	\$1,138	\$1,300	\$1,463	\$1,625	\$1,755
<b>Moderate - 110%</b>	\$1,251	\$1,430	\$1,609	\$1,788	\$1,931
<b>Moderate - 120%</b>	\$1,365	\$1,560	\$1,755	\$1,950	\$2,106

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  
**\$85 Total Utility Allowance**

Example:  
Tenant Paid Utilities  
50% – 2 bedroom unit  
\$646 Base Rent  
\$85 Utility Allowance  
**\$731 Maximum State Rent for 50% 2 bedroom unit**

<b>APARTMENT UTILITY ALLOWANCE SCHEDULE</b>					
<b>EFFECTIVE 07/1/17</b>					
<b>Utility or Service</b>	<b>Apartment Unit Size</b>				
	<b>Allowance By Number of Bedrooms</b>				
	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.