

**MAXIMUM INCOME AND RENTS  
LOW (80%) INCOME  
SINGLE ROOM OCCUPANCY  
PER RESOLUTION NO. NS-22,856**

EFFECTIVE JULY 1, 2025<sup>1</sup>

<b>Household/ Unit Size</b>	<b>1 Person/ SRO</b>
<b>STEP 1: Determine HCD Low Income (80%) Limit</b> by Household Size - Note 1	<b>\$111,100</b>
<b>STEP 2: Divide Step 1 by 12 for Maximum Allowable Monthly Income</b> - Note 3	<b>\$9,258</b>
<b>STEP 3: Multiply Step 2 by 30% for Maximum Allowable Monthly Rent</b> (Owner Pays all Utilities) - Notes 4 & 6	<b>\$2,778</b>
<b>STEP 4: Multiply Step 3 by 85% for Maximum Allowable SRO Monthly Rent</b> - Note 3	<b>\$2,361</b>

Notes:

1. Source: California Dept. of Housing and Community Development memo (HCD limits) <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf> effective April 23, 2025. HCD adds extremely low, median and moderate incomes adjusted for household size and area housing costs.
2. Gross annual household income must consider household assets. The maximum allowable assets for households seeking to rent inclusionary units shall be those limits established periodically by the Santa Cruz County Housing Authority for the Section 8 Rental Assistance Program or its successor.
3. Maximum allowable SRO rent, including utilities. Utility costs are those established by the Santa Cruz County Housing Authority for "Apartments" available online at <https://hacosantacruz.org/wp-content/uploads/2024/12/050705-SC-UA-2025-eff.-01.01.2025.pdf>. If the tenant pays for any utilities, the maximum allowable rent must be reduced in accordance with the current Utility Allowance schedule.