



RENTAL RATES & INCOME TABLES FOR 2021

Income Categories: The Extremely Low, Very Low, Low, Median, and Moderate-Income Categories for households in Santa Clara County, California, are published periodically by the California Department of Housing and Community Development (“HCD”). In the event the income categories are no longer published by HCD or are not updated for a period of at least eighteen months, the City shall provide other income determinations which are reasonably similar with respect to method of calculation to those previously published by HCD.

Area Median Income (AMI): The median gross yearly income for households in Santa Clara County, California, as published periodically by the California Department of Housing and Community Development (“HCD”). In the even such income determinations are no longer published by HCD or are not updated for a period of at least eighteen months, the City shall provide other income determinations which are reasonably similar with respect to method of calculation to those previously published by HCD.

Income Percentages: The City reserves the option to use Income Percentages as a percentage of Area Median Income (e.g. Seventy Percent - 70% of AMI). In cases where an income percentage is used, the closest Income Category will determine the appropriate Affordable Housing Cost.

Affordable Housing Cost (Moderate-Income Households): A Monthly Housing Cost not exceeding limits as defined in CA Health & Safety Code Section 50053. As of this publication date, that number is one-twelfth (1/12) of thirty percent (30%) of one hundred ten percent (110%) of Area Median Income, adjusted for household size appropriate for the size of the Below Market Unit.

Affordable Housing Cost (Extremely Low, Very Low, and Lower-Income Households): A Monthly Housing Cost not exceeding limits as defined in CA Health & Safety Code Section 50053. As of this publication date, the following affordable limits apply:

- Extremely Low: one-twelfth (1/12) of thirty percent (30%) of thirty percent (30%) of the Area Median Income adjusted for family size.
- Very Low: one-twelfth (1/12) of thirty percent (30%) of fifty percent (50%) of the Area Median Income adjusted for family size.
- Lower: one-twelfth (1/12) of thirty percent (30%) of sixty percent (60%) of the Area Median Income adjusted for family size.

Utility Allowance Schedule: The Utility Allowance Schedule is published by the Housing Authority of Santa Clara County. This has historically been published during the fall of each year. The schedule breaks allocations down by Unit Types, including: 1) Semi-Detached, Rowhouse/Townhouse, 2) Low-Rise and High Rise, and 3) Single Family Detached, Manufactured Home. Rents on the table represent the maximum a tenant shall be charged and must include Utility Allowance amounts applicable to the Unit Type.

https://www.scchousingauthority.org/assets/1/6/2021_UA_Schedule_Calculation_.pdf

TABLE I: HCD Income Tables (Effective April 26, 2021)

Source: <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income%20limits%202021.pdf>

Number of Persons in Household:		1	2	3	4	5	6	7	8
Santa Clara County Area Median Income: \$151,300	Extremely Low	34800	39800	44750	49700	53700	57700	61650	65650
	Very Low Income	58000	66300	74600	82850	89500	96150	102750	109400
	Low Income	82450	94200	106000	117750	127200	136600	146050	155450
	Median Income	105900	121050	136150	151300	163400	175500	187600	199700
	Moderate Income	127100	145250	163400	181550	196050	210600	225100	239650

TABLE II: RENT TABLE

No. of Bedrooms	Affordable Unit Rental Rates			
	Extremely Low (30%)	Very Low (50%)	Lower (80%)	Moderate (120%)
0 Bedroom (Efficiency)	\$794	\$1,324	\$1,589	\$2,912
1 Bedroom	\$908	\$1,513	\$1,816	\$3,329
2 Bedrooms	\$1,021	\$1,702	\$2,042	\$3,744
3 Bedrooms	\$1,135	\$1,891	\$2,270	\$4,161
4 Bedrooms	\$1,226	\$2,043	\$2,451	\$4,494

Note 1: The BMR monthly rental prices listed in Table II above **include utilities**. If no or partial utilities are paid by the tenant, the current Schedule for Utility Allowances as published by HUD will be used to determine the adjusted rent level. (e.g. tenant pays for utilities separately, then the landlord must subtract a utility allowance from the rent schedule above to adjust the rent)

Note 2: The rent for each income level has been adjusted for assumed household size based on presumed occupancy levels of one person in a studio apartment, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter.

The rent charged to households holding a Section 8 Voucher shall be as established by the Housing Authority of Santa Clara County and may differ from the then current FMR (Fair Market Rate) and/or BMR (Below Market Rate). Owner/manager will receive no more and, certainly, no less than the rent amount determined by the Housing Authority. **Tenants holding a Section 8 Voucher are prohibited from paying more than the pay standard as determined by the Housing Authority of Santa Clara County.**

ALLOWABLE FAMILY SIZE:

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1 - 3 Persons	2 - 5 Persons	3 – 7 persons	4 – 9 persons