



City of Santa Barbara Rent Limits

Effective Date: 5/15/2023

Area Median Income: \$ 107,300

Maximum Rental Amount								
			Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
	Target Income %	Maximum Income %	USAF	0.60	0.75	0.90	1.00	1.08
Middle Income	120%	160%		\$ 1,931	\$ 2,414	\$ 2,897	\$ 3,219	\$ 3,477
Upper-Middle Income	160%	200%		\$ 2,575	\$ 3,219	\$ 3,863	\$ 4,292	\$ 4,635

2023 Fair Market Rent (FMR)							
		Efficiency	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	
			\$ 2,040	\$ 2,350	\$ 2,667	\$ 3,520	\$ 4,001

Maximum Rent Formula:

$$1/12 \times 30\% \times \text{Area Median Income} \times \text{Target Income \%} \times \text{Unit Size Adjustment Factor (USAF)}$$

The City's requirements for maximum rents assume that the landlord pays all utilities. If the tenant is required to pay some or all of the utilities, the maximum rents are reduced in accordance with a schedule prepared by the Housing Authority and approved by HUD. The utility schedule varies not only by number of bedrooms in the unit but also by the various utility combinations (i.e., all electric versus all electric except space heating, etc.)