



City of Santa Barbara Rent Limits

Effective Date: 4/1/2024

Area Median Income: \$ 119,100

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
Low Income	60%	80%		\$ 1,072	\$ 1,340	\$ 1,608	\$ 1,787	\$ 1,929
Moderate Income	100%	120%		\$ 1,787	\$ 2,233	\$ 2,680	\$ 2,978	\$ 3,216

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.)

Owner may rent units under the HUD Section 8 Voucher Program but in no event shall the tenant portion of the rent exceed the amounts listed above and in no event shall the total rent (tenant portion and subsidy portion together) exceed the FMR.