



City of Santa Barbara

Rent Limits and City Density Bonus (DB)

Effective Date: 4/1/2024

Area Median Income: \$ 119,100

Maximum Rental Amount									
				SRO	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
	Target Income %	Maximum Income %	USAF	0.50	0.60	0.75	0.90	1.00	1.08
Low Income ¹	60%	80%	\$	893	\$ 1,072	\$ 1,340	\$ 1,608	\$ 1,787	\$ 1,929
Moderate Income	100%	120%	\$	1,489	\$ 1,787	\$ 2,233	\$ 2,2680	\$ 2,978	\$ 3,216
Low Income ² first 35% of City DB	70%	80%	\$	1,042	\$ 1,251	\$ 1,563	\$ 1,876	\$ 2,084	\$ 2,251

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.

1. NOTE: the below target rents are higher than those allowed by most subsidy sources available from the City. Projects receiving City subsidies will generally be required to target the affordable unit to 60% of AMI or below.

CITY DENSITY BONUS FOR RENTAL PROJECTS

*A lot area modification is required

2. *For units within the first 35% density bonus - the density bonus units must be rented for at least ninety (90) years to Low-Income households at rents targeted, on average, to 70% of AMI or below.

*For units above the first 35% density bonus - the density bonus units must be rented for at least ninety (90) years to Low-Income households at rents targeted, on average, to 80% of AMI or below.