



State Density Bonus Program Rent Limits

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	0.70	0.80	0.90	1.00	1.08
Low Income	60%	80%	\$	893	\$ 1,251	\$ 1,429	\$ 1,608	\$ 1,787	\$ 1,929
Very-Low Income	50%	50%	\$	774	\$ 893	\$ 1,117	\$ 1,340	\$ 1,489	\$ 1,608

Maximum Rent Formula:

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

State Density Bonus Law requires that maximum rents include a reasonable utility allowance if the landlord does not pay all utilities. The City requirement is that 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 current FMR (Fair Market Rents).