



City of Santa Barbara

Rent Limits and City Density Bonus (DB)

Effective Date: 4/1/2025

Area Median Income: \$ 113,300

| 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% | \$ 850 | \$ 1,020 | \$ 1,275 | \$ 1,530 | \$ 1,700 | \$ 1,835 | | |
| Moderate Income | 100% | 120% | \$ 1,416 | \$ 1,700 | \$ 2,124 | \$ 2,549 | \$ 2,833 | \$ 3,059 | | |
| Low Income ² first 35% of City DB | 70% | 80% | \$ 991 | \$ 1,190 | \$ 1,487 | \$ 1,784 | \$ 1,983 | \$ 2,141 | | |

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.)

1. Note: the 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% AMI or below.

2. CITY DENSITY BONUS FOR RENTAL PROJECTS

*lot area modification is required

*first 35% of density bonus units must be rented for at least ninety (90) years to low-income households at rents targeted to 70% AMI or below

*units exceeding the first 35% density bonus must be rented for at least ninety (90) years to low-income households at rents targeted to 80% AMI or below