

### 2016 Maximum Affordable Rents under CA Density Bonus Law

Unit Size *	Very Low Units (50% AMI)	Low Units (60% AMI)	Assumed Household Size (for rent calculation only)
Studio	\$978	\$1,124	1
1 Bedroom	\$1,116	\$1,286	2
2 Bedroom	\$1,256	\$1,446	3
3 Bedroom	\$1,395	\$1,607	4
4 Bedroom	\$1,508	\$1,735	5

\* Assumed household size used to calculate rent limits = number of bedrooms plus 1.

Rent Calculation Table					
Household Size	Area Median Income **	Very Low Annual Income (50% AMI)	Very Low Monthly Income	Low Annual Income (60% AMI)	Low Monthly Income
1	\$74,950	\$39,100	\$3,258	\$44,970	\$3,748
2	\$85,700	\$44,650	\$3,721	\$51,420	\$4,285
3	\$96,400	\$50,250	\$4,188	\$57,840	\$4,820
4	\$107,100	\$55,800	\$4,650	\$64,260	\$5,355
5	\$115,650	\$60,300	\$5,025	\$69,390	\$5,783

\*\* 2016 HCD Limits for Santa Clara County

Note: The rent limits above include a "reasonable utility allowance" provided by the landlord if all utilities are not included in the rent, per CA H&S Code 50053(b). Please see the current Housing Authority Utility Allowance worksheet at the link below for details. Please call the Housing Division at (408) 730-7250 for assistance in calculating the correct utility allowance for your affordable units.

[http://www.hacsc.org/assets/1/6/2016\\_Utility\\_Allowances\\_for\\_website\\_update.pdf](http://www.hacsc.org/assets/1/6/2016_Utility_Allowances_for_website_update.pdf)