

**County of Santa Cruz Measure J Rental Housing Program
2019 Income and Rent Limits**

Effective 5/6/2019

Income Limits								
Income Limits (Percent of Area Median Income)	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Very Low Income ("50%" AMI)	\$42,950	\$49,100	\$55,250	\$61,350	\$66,300	\$71,200	\$76,100	\$81,000
Low Income ("80%" AMI)	\$68,900	\$78,750	\$88,600	\$98,400	\$106,300	\$114,150	\$122,050	\$129,900

Your household's gross annual income must be less than the amount shown above, for your household size, to qualify as a low (or very low) income household. These limits may not equal exactly the indicated percentage of Area Median Income due to HUD methodology for setting these limits.

Measure J Rent Limits*		
Unit Size	Low Income Rents (based on 60% AMI)	Very Low-Income Rents** (based on Very Low Income limit)
Studio	\$1,029	\$1,074
1	\$1,176	\$1,228
2	\$1,323	\$1,381
3	\$1,470	\$1,534
4	\$1,588	\$1,658
5	\$1,706	\$1,780

** These rent limits also apply to affordable rental units in projects that receive a density bonus pursuant to SCCC 17.12. The Affordable Housing Agreement recorded against the property and project conditions of approval will indicate if the units are restricted as Very Low or Low Income rental units. Most Measure J units in non-density bonus projects are designated as Low Income units. If you are not sure which limit applies to the unit(s) in question, please contact Housing staff.*

*** The very low income rent limits are slightly higher than the low income rents this year. This is not an error: "HUD may adjust the very low-income limit for an area or county to account for conditions that warrant special considerations. As such, the very low-income limit may not always equal 50% MFI." ¹*

**PLEASE REFER TO THE AFFORDABLE HOUSING GUIDELINES FOR MORE INFORMATION
ABOUT THE MEASURE J RENTAL PROGRAM.**

The guidelines are available online at:

<http://www.sccoplanning.com/PlanningHome/Housing/MeasureJAffordableHousingProgram.aspx>

¹ <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>