



RENTAL RATES & INCOME TABLES FOR 2025

Income Categories: The Acutely Low, Extremely Low, Very Low, Low, Median, and Moderate-Income Categories for households in Santa Clara County, California, are published periodically by the California Department of Housing and Community Development (“HCD”). In the event the income categories are no longer published by HCD or are not updated for a period of at least eighteen months, the City shall provide other income determinations which are reasonably similar with respect to method of calculation to those previously published by HCD.

Area Median Income (AMI): The median gross yearly income for households in Santa Clara County, California, as published periodically by the California Department of Housing and Community Development (“HCD”). In the event such income determinations are no longer published by HCD or are not updated for a period of at least eighteen months, the City shall provide other income determinations which are reasonably similar with respect to method of calculation to those previously published by HCD.

Income Percentages: The City reserves the option to use Income Percentages as a percentage of Area Median Income (e.g., Seventy Percent - 70% of AMI). In cases where an income percentage is used, the closest Income Category will determine the appropriate Affordable Housing Cost.

Affordable Housing Cost (Low and Moderate-Income Households): A Monthly Housing Cost not exceeding limits as defined in CA Health & Safety Code Section 50053. As of this publication date, for Low-Income Households, that number is one-twelfth (1/12) of thirty percent (30%) of sixty percent (60%) of Area Median Income, adjusted for household size appropriate for the size of the Below Market Unit. For Moderate-Income Households, that number is one-twelfth (1/12) of thirty percent (30%) of one hundred ten percent (110%) of Area Median Income, adjusted for household size appropriate for the size of the Below Market Unit.

Affordable Housing Cost (Acutely Low, Extremely Low, Very Low, and Lower-Income Households): A Monthly Housing Cost not exceeding limits as defined in CA Health & Safety Code Section 50053. As of this publication date, the following affordable limits apply:

- Acutely Low: one-twelfth (1/12) of thirty percent (30%) of fifteen percent (15%) of the Area Median Income adjusted for family size.
- Extremely Low: one-twelfth (1/12) of thirty percent (30%) of thirty percent (30%) of the Area Median Income adjusted for family size.
- Very Low: one-twelfth (1/12) of thirty percent (30%) of fifty percent (50%) of the Area Median Income adjusted for family size.
- Lower: one-twelfth (1/12) of thirty percent (30%) of sixty percent (60%) of the Area Median Income adjusted for family size.

Utility Allowance Schedule: The Utility Allowance Schedule is published by the Housing Authority of Santa Clara County. This has historically been published during the fall of each year. The schedule breaks allocations down by Unit Types, including: 1) Semi-Detached, Rowhouse/Townhouse, 2) Low-Rise and High Rise, and 3) Single Family Detached, Manufactured Home. Rents on the table represent the maximum a tenant shall be charged and must include Utility Allowance amounts applicable to the Unit Type.

<https://www.morganhill.ca.gov/documentcenter/view/51841>

TABLE I: HCD Income Tables (Effective April 23, 2025)

Source: <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

Number of Persons in Household:	1	2	3	4	5	6	7	8	
Santa Clara County Area Median Income: \$195,200	Acutely Low	20,500	23,450	26,350	29,300	31,650	34,000	36,350	38,700
	Extremely Low	42,200	48,200	54,250	60,250	65,100	69,900	74,750	79,550
	Very Low Income	70,350	80,400	90,450	100,450	108,500	116,550	124,600	132,600
	Low Income	111,700	127,650	143,600	159,550	172,350	185,100	197,850	210,650
	Median Income	136,650	156,150	175,700	195,200	210,800	226,450	242,050	257,650
	Moderate Income	164,000	187,400	210,850	234,250	253,000	271,750	290,450	309,200

TABLE II: RENT TABLE

No. of Bedrooms	Affordable Unit Rental Rates			
	Extremely Low (30%)	Very Low (50%)	Lower (60%)	Moderate (110%)
0 Bedroom (Efficiency)	\$1,024	\$1,708	\$2,050	\$3,757
1 Bedroom	\$1,171	\$1,951	\$2,342	\$4,293
2 Bedrooms	\$1,317	\$2,196	\$2,635	\$4,831
3 Bedrooms	\$1,464	\$2,440	\$2,927	\$5,367
4 Bedrooms	\$1,581	\$2,635	\$3,162	\$5,797

Note 1: The BMR monthly rental prices listed in Table II above include utilities. If no or partial utilities are paid by the tenant, the current Schedule for Utility Allowances as published by HUD will be used to determine the adjusted rent level. (e.g. tenant pays for utilities separately, then the landlord must subtract a utility allowance from the rent schedule above to adjust the rent)

Note 2: The rent for each income level has been adjusted for assumed household size based on presumed occupancy levels of one person in a studio apartment, two persons in a one-bedroom unit, three persons in a two-bedroom unit, and one additional person for each additional bedroom thereafter.

The rent charged to households holding a Section 8 Voucher shall be as established by the Housing Authority of Santa Clara County and may differ from the then current FMR (Fair Market Rate) and/or BMR (Below Market Rate). Owner/manager will receive no more and, certainly, no less than the rent amount determined by the Housing Authority. **Tenants holding a Section 8 Voucher are prohibited from paying more than the pay standard as determined by the Housing Authority of Santa Clara County.**

ALLOWABLE FAMILY SIZE:

0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1-2 Persons	1 - 3 Persons	2 - 5 Persons	3 – 7 persons	4 – 9 persons