



## 2024 INCOME AND RENT LIMITS (30% Affordability Standard)

(Effective May 9, 2024)

City of  
**Santa Monica**

[for projects subject to Ordinance 2429, adopted July 2013]

### MAXIMUM ALLOWABLE INCOME (ANNUAL)

Household Size	Extremely Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)
1	\$29,150	\$48,550	\$77,700	\$82,500
2	\$33,300	\$55,450	\$88,800	\$94,300
3	\$37,450	\$62,400	\$99,900	\$106,050
4	\$41,600	\$69,350	\$110,950	\$117,850
5	\$44,950	\$74,900	\$119,850	\$127,300
6	\$48,300	\$80,450	\$128,750	\$136,700
7	\$51,600	\$86,000	\$137,600	\$146,150
8	\$54,950	\$91,550	\$146,500	\$155,550

### MAXIMUM ALLOWABLE RENTS\*

(Based on 30% Affordability Standard)

Unit Type	Extremely Low (30%)	Very Low (50%)	Low (80%)	Moderate (120%)
0-Bdrm	\$516	\$859	\$1,031	\$1,890
1-Bdrm	\$589	\$982	\$1,178	\$2,160
2-Bdrm	\$663	\$1,105	\$1,326	\$2,430
3-Bdrm	\$737	\$1,228	\$1,473	\$2,701
4-Bdrm	\$795	\$1,326	\$1,591	\$2,917

Maximum Rent Calculation: Area Median Income (\$98,200) x Income Level x Bedroom Adjustment x Affordability Standard (30%) / 12. (Ref: CA H&SC 50053, H&SC 50052.5(h), SMMC 9.64.020(D))

Maximum Incomes: The above Income limits are based on the State of California Housing and Community Development income limits published on May 9, 2024.

(Source: <https://www.hcd.ca.gov/state-and-federal-income>)

"Rent" shall mean the total of monthly payments for a rental or cooperative unit for:

- (a) Use and occupancy of a housing unit and land and facilities associated therewith.
- (b) Any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
- (c) A reasonable allowance for utilities not included in (a) or (b) above, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Utilities does not include telephone service. Such an allowance shall take into consideration the cost of an adequate level of service.
- (d) Possessory interest, taxes, or other fees or charges assessed for use of the land and facilities associated therewith by a public or private entity other than the lessor.