

**2011 HOME Income Limits, Affordable Rents and Utility Allowance Schedules
Riverside-San Bernardino Counties – 50% and 60% Area Median Income**

Note: New rents are effective on the date provided by HUD; however, the tenant(s) must receive a minimum of 30 days written notice prior to adjusting the rents.

2011 – HOME ANNUAL INCOME LIMITS – EFFECTIVE JULY 13, 2011								
Family Size	1	2	3	4	5	6	7	8
50% of median	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050
60% of median	28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860
80% of median	37,350	42,700	48,050	53,350	57,650	61,900	66,200	70,450
100% - median	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500

**2011 - MAXIMUM HOME RENTS BY UNIT SIZE AND INCOME LIMIT RESTRICTIONS
EFFECTIVE JULY 13, 2011**

HOME has two different requirements when determining the maximum allowable HOME rents as follows:

1) MAXIMUM RENTS IF UTILITIES ARE PAID BY THE PROPERTY OWNER: If the property owner pays the utilities, the maximum allowable HOME rents (including the owner paid utilities) may not exceed the amount indicated in the Table below for the appropriate number of bedrooms; or

2) MAXIMUM RENTS IF UTILITIES ARE PAID BY THE TENANT(S): If the some or all of the utilities are paid by the tenant(s), the maximum allowable HOME rents indicated in the Table below must be further reduced by the subtracting any tenant-paid utility amounts as indicated in the "Utility Allowance Schedule."

Unit Size by No. of Bedrooms	0	1	2	3	4
50% AMI (Low Rents)	\$583	\$625	\$751	\$867	\$967
60% AMI (High Rents)	\$739	\$793	\$954	\$1,094	\$1,200
80% AMI* (Specific Projects Only)	\$875.01	\$1,100.00	\$1,237.51	\$1,375.00	\$1,485.00

Example:
Utility Allowance for a 2 bedroom unit may include:

- \$13 Heating – Electric
- \$15 Air Conditioning - Electric
- \$10 Cooking – Electric
- \$33 Other Electric - Lighting & Refrigeration
- \$71 Total Utility Allowance**

Example:
Maximum Rent
based on tenant paid utilities for a
50% – 2 bedroom unit:

- \$751 Home Rent
- \$ 71 Utility Allowance
- \$680 Maximum HOME Rent for
50% - 2 bedroom unit**

APARTMENT UTILITY ALLOWANCE SCHEDULE EFFECTIVE 07/1/11 – EXPIRES 06/30/12						
Utility or Service		Dwelling Unit Size Allowance By Number of Bedrooms				
		0-BR	1-BR	2-BR	3-BR	4-BR
Heating	Natural Gas	4	4	5	5	6
	Electric	8	11	13	16	19
Air Conditioning		8	11	13	21	26
Cooking	Natural Gas	4	4	6	7	9
	Electric	6	8	10	13	15
Other Electric		17	25	33	41	50
Water Heating	Natural Gas	5	8	11	14	17
	Electric	10	16	21	27	33
Water Service - Domestic Use		19	20	22	24	26
Sewer Service		24	24	24	24	24
Trash Collection		19	19	19	19	19
Refrigerator (if supplied by tenant)		13	13	13	13	13
Stove/Range (if supplied by tenant)		12	12	12	12	12

Source for Utility Allowance Schedule: Housing Authority of Riverside County

<http://www.harivco.org> 07/01/11

AMRP003H-2010 HOME Income and Rents Schedule – Rev.8/11