

Santana Ranch Apartments Affordable Unit Rent Schedule per DA, Implementation Plan & Deed Restriction "Imputed Rent" Using HCD
25 CCR 6932 AMI data published December 2021

		Phase 1			Phase 2	
Income Criteria		Unit Size & Assumed Occupancy = Imputed Rent				
Income Category	Income Range	One BR - 2 persons 668 sq ft	Two BR - 3 persons 989 sq ft	Two BR - 3 persons 1016 sq ft	One BR - 2 persons 541 sq ft	Two BR - 3 persons 877 sq ft
Low*	>50% AMI base	\$718.00	\$799.50		\$1,020.00	\$1,147.50
Low*	<80% AMI max	\$1,330.50	\$1,488.25		\$1,632.50	\$1,836.25
"Reasonable Rent" Limits max for Section 8	Current Market Studies for Cities of Hollister & San Juan Bautista by HACOSC	\$1,766.00	\$2,394.00	\$2,450.00	\$1,727.00	\$2,300.00
HACOSC Payment Standards	(Cities of Hollister & San Juan Bautista, eff. 1/1/22)	\$1,516.00	\$1,995.00		\$1,516.00	\$1,995.00
Moderate 110 *	<110% AMI max	\$1,671.13	\$1,872.63		\$1,973.13	\$2,220.63
Moderate* per RHNA max	<120% AMI max	\$1,875.50	\$2,100.75		\$2,152.50	\$2,422.50
Moderate +	>80% AMI base	\$1,904.58	\$2,142.29		\$1,904.58	\$2,142.29
Moderate + per DA	<120% AMI max	\$2,540.42	\$2,856.88		\$2,511.25	\$2,826.25
Anderson Proposed Initial Rents		\$1,895.00	\$2,475.00	\$2,495.00	\$1,795.00	\$2,295.00
Gap for Section 8 HCV		\$129.00	\$81.00	\$45.00	\$68.00	-\$5.00
Gap for RHNA		\$19.50	\$374.25		-\$357.50	-\$127.50
Initial Discount for Rent Up		\$645.42	\$381.88		\$716.25	\$531.25

Max allowed per DA

Max allowed per DA

* calculated with 30% of income cap less utility allowance per schedule published by Housing Authority of Santa Cruz County for Cities of Hollister and San Juan Bautista (below)
<https://hacosantacruz.org/allowances-and-limits/>

+ calculated as 35% of income with no deduction for utility allowance per DA definition

CITIES OF HOLLISTER AND SAN JUAN BAUTISTA
UTILITY ALLOWANCE
ALL PROGRAMS
Effective January 1, 2022
Apartments

Utility or Services	Number of Bedrooms								
	0	1	2	3	4	5	6	7	8
General Utilities (lights, etc)	\$35	\$43	\$59	\$78	\$97	\$119	\$130	\$141	\$151
Heating	Electric	\$23	\$28	\$36	\$44	\$54	\$61	\$68	\$76
		\$21	\$26	\$29	\$32	\$36	\$40	\$44	\$49
		\$57	\$72	\$80	\$88	\$95	\$103	\$110	\$122
Cooking	Electric	\$10	\$12	\$17	\$22	\$27	\$33	\$35	\$40
		\$5	\$5	\$8	\$9	\$13	\$15	\$16	\$17
		\$12	\$12	\$19	\$27	\$34	\$38	\$42	\$50
Water Heating	Electric	\$23	\$27	\$35	\$42	\$50	\$57	\$62	\$72
		\$12	\$16	\$21	\$25	\$32	\$37	\$42	\$51
		\$27	\$31	\$42	\$57	\$72	\$84	\$91	\$103
Tenant Owns Range		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12
Tenant Owns Refrigerator		\$13	\$13	\$13	\$13	\$13	\$13	\$13	\$13
Water		\$54	\$55	\$64	\$73	\$84	\$94	\$102	\$117
Sewer		\$84	\$84	\$84	\$84	\$84	\$84	\$84	\$84
Garbage		\$53	\$53	\$53	\$53	\$53	\$53	\$53	\$53

Assume all electric units with LL supplied Range & Refrigerator: Studio One BR Two BR Three BR
Utility allowance deduction \$282.00 \$302.00 \$348.00 \$394.00

		1BR	2BR				
Section 6932. 2021 HCD AMI		2	3	4	5	6	7
Number of Persons in Household:	Acutely Low	10900	12250	13600	14700		
San Benito County Area Median Income \$90,700 4 persons	Extremely Low	24500	27550	30600	33050		
50%	Very Low Income	40800	45900	51000	55100		
80%	Low Income	65300	73450	81600	88150		
100%	Median Income	72550	81650	90700	97950		
110%		79805	89815	99770	107745		
120%	Moderate Income	87100	97950	108850	117550		