

**Watsonville Affordable Housing Program  
2024 Income, Rent and Sales Price Limits**

<b>Income Limits</b>								
<b>Income Category</b>	<b>Number of Persons in Household</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Very Low</b>	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200
<b>Low</b>	\$65,100	\$74,400	\$83,650	\$93,000	\$100,400	\$107,850	\$115,300	\$122,750
<b>Median</b>	\$78,100	\$89,250	\$100,400	\$111,600	\$120,500	\$129,450	\$138,350	\$147,300
<b>Moderate</b>	\$97,600	\$111,600	\$125,500	\$139,450	\$150,600	\$161,800	\$172,900	\$184,100
<b>Above Moderate</b>	\$110,650	\$126,450	\$142,250	\$158,050	\$170,650	\$183,350	\$195,950	\$208,650

<b>Rent Limits</b>					
<b>Income Category</b>	<b>Number of Bedrooms</b>				
	<b>Studio</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Very Low</b>	\$813	\$930	\$1,046	\$1,162	\$1,255
<b>Low</b>	\$1,301	\$1,488	\$1,673	\$1,859	\$2,008
<b>Median</b>	\$1,627	\$1,859	\$2,091	\$2,324	\$2,510
<b>Moderate</b>			\$2,510		

<b>Resale Price Limits (per Affordability Formula)</b>					
<b>Income Category</b>	<b>Number of Bedrooms</b>				
	<b>Studio</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Median</b>	\$244,880	\$279,919	\$314,827	\$349,866	\$377,792
<b>Moderate</b>	\$293,856	\$335,903	\$377,792	\$419,840	\$453,351
<b>Above Moderate</b>	\$367,320	\$419,879	\$472,240	\$524,799	\$566,689

**2024 Watsonville Median Single Family Home Price:** \$770,076  
**95% of Watsonville Median Single Family Home Price:** \$731,572  
**Prevailing Interest Rate:** 7.50 Per Cent

\* based on MLS listings for single family homes sold in City limits from January, 2023 through January, 2024.

**SANTA CRUZ COUNTY INCOME LIMITS FOR 2024**

<b>Income Levels</b>	<b>% of AMI</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
Very Low	50%	63,400	72,450	81,500	90,550	97,800	105,050	112,300
Low	80%	101,750	116,250	130,750	145,300	156,950	168,550	180,200
<b>Median</b>	<b>100%</b>	<b>92,950</b>	<b>106,250</b>	<b>119,500</b>	<b>132,800</b>	<b>143,400</b>	<b>154,050</b>	<b>164,650</b>
Moderate	120%	111,550	127,500	1,434,050	159,350	172,100	184,850	197,600