

## CY 2019 ADU Rents in Santa Clara County

Accessory Dwelling Unit (ADU) rents in Santa Clara County calculated based on income level and household size. Study conducted of ADUs available to rent on Craigslist and other housing rental sites.

| Number of Persons in Household | Moderate: 81% to 120% of AMI |          | Low: 60% to 80% of AMI |          |
|--------------------------------|------------------------------|----------|------------------------|----------|
|                                | AMI                          | Rent     | AMI                    | Rent     |
| 1                              | \$ 110,400                   | \$ 2,530 | \$ 72,750              | \$ 1,610 |
| 2                              | \$ 126,150                   | \$ 2,890 | \$ 83,150              | \$ 1,839 |
| 3                              | \$ 141,950                   | \$ 3,253 | \$ 93,550              | \$ 2,069 |

\* Incomes levels are based on HCD Area Median Income Limits for 2019

\*Rent calculated as defined in Health and Safety Code Section 50052.5.

| Rent     | Size (sq. ft.) | City          | Listing Website                                                                                                                                                                                             |
|----------|----------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| \$ 1,750 | 600            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-br-600ft2-1-br-1-ba-willow/7080208737.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-br-600ft2-1-br-1-ba-willow/7080208737.html</a>         |
| \$ 2,600 | 900            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-brand-new-2-beds-1-bath-house/7079454654.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-brand-new-2-beds-1-bath-house/7079454654.html</a>   |
| \$ 2,500 | 450            | Santa Cruz    | <a href="https://sfbay.craigslist.org/scz/apa/d/santa-cruz-adorable-adu-for-rent/7078077728.html">https://sfbay.craigslist.org/scz/apa/d/santa-cruz-adorable-adu-for-rent/7078077728.html</a>               |
| \$ 1,550 | 300            | Milpitas      | <a href="https://sfbay.craigslist.org/sby/apa/d/milpitas-fully-furnished-1bdr-in-law/7081352247.html">https://sfbay.craigslist.org/sby/apa/d/milpitas-fully-furnished-1bdr-in-law/7081352247.html</a>       |
| \$ 2,100 | 230            | Mountain View | <a href="https://sfbay.craigslist.org/sby/apa/d/mountain-view-studio-for-rent-in/7077933236.html">https://sfbay.craigslist.org/sby/apa/d/mountain-view-studio-for-rent-in/7077933236.html</a>               |
| \$ 2,400 | N/A            | Cupertino     | <a href="https://sfbay.craigslist.org/sby/apa/d/cupertino-new-luxury-suitekitchenyard/7063590325.html">https://sfbay.craigslist.org/sby/apa/d/cupertino-new-luxury-suitekitchenyard/7063590325.html</a>     |
| \$ 2,999 | 650            | Los Gatos     | <a href="https://sfbay.craigslist.org/sby/apa/d/los-gatos-amazing-in-law-unit-with/7077119717.html">https://sfbay.craigslist.org/sby/apa/d/los-gatos-amazing-in-law-unit-with/7077119717.html</a>           |
| \$ 1,640 | N/A            | Cupertino     | <a href="https://sfbay.craigslist.org/sby/apa/d/cupertino-private-entrance-brand-new-in/7080989845.html">https://sfbay.craigslist.org/sby/apa/d/cupertino-private-entrance-brand-new-in/7080989845.html</a> |
| \$ 1,900 | 425            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-studio-utilities-included/7069167115.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-studio-utilities-included/7069167115.html</a>           |
| \$ 1,425 | 600            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-1425-in-law-unit-willow-glen/7080698795.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-1425-in-law-unit-willow-glen/7080698795.html</a>     |
| \$ 1,975 | 500            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-quite-safe-private-in-law-unit/7080547886.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-quite-safe-private-in-law-unit/7080547886.html</a> |
| \$ 2,800 | 400            | Sunnyvale     | <a href="https://sfbay.craigslist.org/sby/apa/d/sunnyvale-modern-one-bedroom-in-law/7061183507.html">https://sfbay.craigslist.org/sby/apa/d/sunnyvale-modern-one-bedroom-in-law/7061183507.html</a>         |
| \$ 2,100 | 500            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-studio-located-on-tree-line/7078655482.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-studio-located-on-tree-line/7078655482.html</a>       |
| \$ 2,000 | 400            | San Jose      | <a href="https://sfbay.craigslist.org/sby/apa/d/san-jose-1br-1ba-kitchen/7081571392.html">https://sfbay.craigslist.org/sby/apa/d/san-jose-1br-1ba-kitchen/7081571392.html</a>                               |

Average ADU Rent in Santa Clara County is: \$2,124.21  
The average ADU rent seen here is affordable to moderate income households.