

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development **2011** SAN DIEGO MEDIAN INCOME:

\$74,900

Note: The table contains income limits for 2010 extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	Extremely Low Income 30% AMI (Adjusted by HUD)			35% AMI (Adjusted by HUD)			40% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³
ONE	STUDIO	\$17,300	\$433	\$432	\$20,200	\$505	\$504	\$23,050	\$576	\$577
TWO	1-BR	\$19,800	\$495	\$463	\$23,100	\$578	\$541	\$26,350	\$659	\$618
THREE	2-BR	\$22,250	\$556	\$556	\$25,950	\$649	\$649	\$29,650	\$741	\$742
FOUR	3-BR	\$24,700	\$618	\$642	\$28,850	\$721	\$749	\$32,950	\$824	\$857
FIVE	4-BR	\$26,700	\$668	\$717	\$31,150	\$779	\$836	\$35,600	\$890	\$956
SIX	5-BR	\$28,700	\$718	\$791	\$33,450	\$836	\$923	\$38,200	\$955	\$1,055
SEVEN	6-BR	\$30,650	\$766		\$35,750	\$894		\$40,850	\$1,021	
EIGHT		\$32,650			\$38,100			\$43,500		

Family Size	Unit Size	Very Low Income 50% AMI (Adjusted by HUD)				60% AMI (Adjusted by HUD)			65% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	"Low HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³
ONE	STUDIO	\$28,850	\$721	\$721	\$722	\$34,620	\$866	\$865	\$37,500	\$938	\$920
TWO	1-BR	\$33,000	\$825	\$773	\$774	\$39,600	\$990	\$927	\$42,850	\$1,071	\$987
THREE	2-BR	\$37,100	\$928	\$927	\$928	\$44,520	\$1,113	\$1,113	\$48,200	\$1,205	\$1,187
FOUR	3-BR	\$41,200	\$1,030	\$1,071	\$1,073	\$49,440	\$1,236	\$1,285	\$53,550	\$1,339	\$1,362
FIVE	4-BR	\$44,500	\$1,113	\$1,195	\$1,197	\$53,400	\$1,335	\$1,434	\$57,850	\$1,446	\$1,500
SIX	5-BR	\$47,800	\$1,195	\$1,318	\$1,321	\$57,360	\$1,434	\$1,582	\$62,100	\$1,553	\$1,637
SEVEN	6-BR	\$51,100	\$1,278		\$1,445	\$61,320	\$1,533		\$66,400	\$1,660	\$1,774
EIGHT		\$54,400				\$65,280			\$70,700		

Family Size	Unit Size	70% AMI (Adjusted by HUD)		Low Income 80% AMI (Adjusted by HUD)		100% Area Median Income (No HUD adjustment)		120% AMI (No HUD adjustment)	
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$40,400	\$1,010	\$46,150	\$1,154	\$52,450	\$1,311	\$62,950	\$1,574
TWO	1-BR	\$46,150	\$1,154	\$52,750	\$1,319	\$59,900	\$1,498	\$71,900	\$1,798
THREE	2-BR	\$51,950	\$1,299	\$59,350	\$1,484	\$67,400	\$1,685	\$80,900	\$2,023
FOUR	3-BR	\$57,700	\$1,443	\$65,900	\$1,648	\$74,900	\$1,873	\$89,900	\$2,248
FIVE	4-BR	\$62,300	\$1,558	\$71,200	\$1,780	\$80,900	\$2,023	\$97,100	\$2,428
SIX	5-BR	\$66,950	\$1,674	\$76,450	\$1,911	\$86,900	\$2,173	\$104,300	\$2,608
SEVEN	6-BR	\$71,550	\$1,789	\$81,750	\$2,044	\$92,900	\$2,323	\$111,500	\$2,788
EIGHT		\$76,150		\$87,000		\$98,850		\$118,650	

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy. "Low HOME" and "High HOME" rents effective **July 13, 2011**

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding the 2011 Rent & Income limits, please contact Irma Betancourt at irmap@sdhc.org.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures published May 31, 2011. HOME Rents effective July 13, 2011.