

INCLUSIONARY HOUSING PROGRAM INCOME AND RENT CALCULATIONS
Effective February 11, 2005

Note: The table contains income limits of 65%, 100%, and 150% of the area median income (AMI) as adjusted for family size and amended from time to time by the California Department of Housing and Community Development.

Family Size	Unit Size	65%	AMI	100% AMI	150% AMI
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	ANNUAL INCOME ¹
ONE	STUDIO	\$31,400	\$785	\$44,400	\$66,600
TWO	1-BR	\$35,900	\$898	\$50,700	\$76,050
THREE	2-BR	\$40,350	\$1,009	\$57,050	\$85,575
FOUR	3-BR	\$44,850	\$1,121	\$63,400	\$95,100
FIVE	4-BR	\$48,450	\$1,211	\$68,450	\$102,675
SIX	5-BR	\$52,050	\$1,301	\$73,550	\$110,325
SEVEN	6BR	\$55,600	\$1,390	\$78,600	\$117,900
EIGHT		\$59,200		\$83,700	\$125,550

1. Annual Income = Gross annual income adjusted by family size for AMI level.
2. Gross Rent = cash rent plus the tenant-paid utilities (the “utility allowance”). See the “San Diego Housing Commission Utility Allowance Schedule” on the reverse side to calculate the utility allowance based on the project’s actual utilities mix.
 Gross rent minus utility allowance = maximum cash rent.

SAN DIEGO HOUSING COMMISSION UTILITY ALLOWANCE SCHEDULE

Revised: February 28, 2005

Based on actual rates and average consumption estimates.

		Dwelling Unit Size						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	Gas	\$6	\$8	\$10	\$12	\$15	\$18	\$20
	Electric	\$3	\$4	\$5	\$7	\$8	\$10	\$11
Cooking	Gas	\$4	\$6	\$7	\$9	\$11	\$13	\$14
	Electric	\$2	\$3	\$4	\$4	\$6	\$6	\$7
Water Heating	Gas	\$6	\$8	\$10	\$12	\$15	\$18	\$20
	Electric	\$8	\$11	\$14	\$17	\$21	\$24	\$27
Other Electric		\$10	\$14	\$18	\$22	\$28	\$32	\$36
Water & Sewer		\$32	\$44	\$57	\$69	\$88	\$101	\$113
Trash		\$7	\$7	\$7	\$7	\$7	\$7	\$7
Range/Microwave		\$10	\$10	\$10	\$10	\$10	\$10	\$10
Refrigerator		\$11	\$11	\$11	\$11	\$11	\$11	\$11

Example: A HOME-funded, two bedroom apartment affordable at 50% AMI is equipped with an electric heating system, a gas stove, and an individual gas water heater. Water and sewer are paid by the owner. The tenant would pay for gas & electric utilities. The utility allowance and rent computation is as follows:

UTILITY ALLOWANCE COMPUTATION	
1. Find the column that represents the unit size.	
2. From the column select the figures that represent the allowances for each tenant paid utility and appliance. Fill in and add these amounts below:	
Heating the Unit (Gas or Electric)	\$ <u>5.00</u>
Cooking (Gas or Electric)	+ \$ <u>7.00</u>
Water Heating (Gas or Electric)	+ \$ <u>10.00</u>
Other Electric	+ \$ <u>18.00</u>
Water & Sewer	+ \$ <u>0.00</u>
TOTAL UTILITY ALLOWANCE:	= \$ <u>40.00</u>

UTILITY ALLOWANCE COMPUTATION SHEET	
1. Find the column that represents the unit size.	
2. From the column select the figures that represent the allowances for each tenant paid utility and appliance. Fill in and add these amounts below:	
Heating the Unit (Gas or Electric)	\$ _____
Cooking (Gas or Electric)	+ \$ _____
Water Heating (Gas or Electric)	+ \$ _____
Other Electric	+ \$ _____
Water & Sewer	+ \$ _____
TOTAL UTILITY ALLOWANCE:	= \$ _____

The monthly tenant paid rent would be:

Allowable Gross Rent:	776
Utility Allowance:	(\$40)
Maximum Cash Rent	\$ 736