

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development **2009 SAN DIEGO MEDIAN INCOME:**

\$74,900

Note: The table contains income limits for 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)			Very Low Income 50% 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	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³ / "Low HOME" ³
ONE	STUDIO	\$ 17,350	\$434		\$ 20,250	\$506	\$ 505	\$ 23,150	\$579	\$ 578	\$ 28,900	\$723	\$722
TWO	1-BR	\$ 19,850	\$496		\$ 23,100	\$578	\$ 542	\$ 26,450	\$661	\$ 619	\$ 33,050	\$826	\$774
THREE	2-BR	\$ 22,300	\$558		\$ 26,000	\$650	\$ 650	\$ 29,750	\$744	\$ 743	\$ 37,150	\$929	\$928
FOUR	3-BR	\$ 24,800	\$620		\$ 28,900	\$723	\$ 751	\$ 33,050	\$826	\$ 859	\$ 41,300	\$1,033	\$1,073
FIVE	4-BR	\$ 26,800	\$670		\$ 31,200	\$780	\$ 838	\$ 35,700	\$893	\$ 958	\$ 44,600	\$1,115	\$1,197
SIX	5-BR	\$ 28,750	\$719		\$ 33,500	\$838	\$ 924	\$ 38,350	\$959	\$ 1,057	\$ 47,900	\$1,198	\$1,321
SEVEN	6-BR	\$ 30,750	\$769		\$ 35,850	\$896		\$ 41,000	\$1,025		\$ 51,200	\$1,280	\$1,445
EIGHT		\$ 32,750			\$ 38,150			\$ 43,650			\$ 54,500		

Family Size	Unit Size	60% AMI (Adjusted by HUD)			65% AMI (Adjusted by HUD)			70% AMI (Adjusted by HUD)		Low Income 80% AMI (Adjusted by HUD)	
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$ 34,680	\$867	\$867	\$37,600	\$940	\$920	\$40,450	\$1,011	\$46,250	\$1,156
TWO	1-BR	\$ 39,660	\$992	\$929	\$42,950	\$1,074	\$987	\$46,250	\$1,156	\$52,900	\$1,323
THREE	2-BR	\$ 44,580	\$1,115	\$1,114	\$48,350	\$1,209	\$1,187	\$52,000	\$1,300	\$59,500	\$1,488
FOUR	3-BR	\$ 49,560	\$1,239	\$1,288	\$53,700	\$1,343	\$1,362	\$57,800	\$1,445	\$66,100	\$1,653
FIVE	4-BR	\$ 53,520	\$1,338	\$1,437	\$58,000	\$1,450	\$1,500	\$62,400	\$1,560	\$71,400	\$1,785
SIX	5-BR	\$ 57,480	\$1,437	\$1,585	\$62,300	\$1,558	\$1,637	\$67,050	\$1,676	\$76,700	\$1,918
SEVEN	6-BR	\$ 61,440	\$1,536		\$66,600	\$1,665	\$1,774	\$71,650	\$1,791	\$81,950	\$2,049
EIGHT		\$ 65,400			\$70,900			\$76,300		\$87,250	

Family Size	Unit Size	100% Area Median Income (No HUD adjustment)		120% AMI (No HUD adjustment)	
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²
ONE	STUDIO	\$ 52,450	\$1,311	\$ 62,950	\$1,574
TWO	1-BR	\$ 59,900	\$1,498	\$ 71,900	\$1,798
THREE	2-BR	\$ 67,400	\$1,685	\$ 80,900	\$2,023
FOUR	3-BR	\$ 74,900	\$1,873	\$ 89,900	\$2,248
FIVE	4-BR	\$ 80,900	\$2,023	\$ 97,100	\$2,428
SIX	5-BR	\$ 86,900	\$2,173	\$ 104,300	\$2,608
SEVEN	6-BR	\$ 92,900	\$2,323	\$ 111,500	\$2,788
EIGHT		\$ 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. "Low HOME" and "High HOME" rents effective April 27, 2009

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures published March 19, 2009. HOME Rents effective April 27, 2009.