

**SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS**

U.S. Department of Housing and Urban Development **2012 SAN DIEGO MEDIAN INCOME:**

**\$75,900**

Note: The table contains income limits for 2012 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 <b>30% AMI</b> (Adjusted by HUD)			<b>35% AMI</b> (Adjusted by HUD)			<b>40% AMI</b> (Adjusted by HUD)		
		ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	TCAC <sup>3</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	TCAC <sup>3</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	TCAC <sup>3</sup>
		ONE	STUDIO	\$16,900	\$423	\$422	\$19,650	\$491	\$492	\$22,450
TWO	1-BR	\$19,300	\$483	\$452	\$22,500	\$563	\$527	\$25,700	\$643	\$603
THREE	2-BR	\$21,700	\$543	\$542	\$25,300	\$633	\$632	\$28,900	\$723	\$723
FOUR	3-BR	\$24,100	\$603	\$626	\$28,100	\$703	\$731	\$32,100	\$803	\$835
FIVE	4-BR	\$26,050	\$651	\$699	\$30,350	\$759	\$815	\$34,650	\$866	\$932
SIX	5-BR	\$28,000	\$700	\$771	\$32,600	\$815	\$899	\$37,250	\$931	\$1,028
SEVEN	6-BR	\$29,900	\$748		\$34,850	\$871		\$39,800	\$995	
EIGHT		\$31,850			\$37,100			\$42,350		

Family Size	Unit Size	Very Low Income <b>50% AMI</b> (Adjusted by HUD)				<b>60% AMI</b> (Adjusted by HUD)			<b>65% AMI</b> (Adjusted by HUD)		
		ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	TCAC <sup>3</sup>	"Low HOME" <sup>3</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	TCAC <sup>3</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	"High HOME" <sup>3</sup>
		ONE	STUDIO	\$28,150	\$704	\$703	\$722	\$33,780	\$845	\$844	\$36,550
TWO	1-BR	\$32,150	\$804	\$753	\$774	\$38,580	\$965	\$904	\$41,750	\$1,044	\$987
THREE	2-BR	\$36,150	\$904	\$903	\$928	\$43,380	\$1,085	\$1,084	\$47,000	\$1,175	\$1,187
FOUR	3-BR	\$40,150	\$1,004	\$1,044	\$1,073	\$48,180	\$1,205	\$1,253	\$52,200	\$1,305	\$1,362
FIVE	4-BR	\$43,400	\$1,085	\$1,165	\$1,197	\$52,080	\$1,302	\$1,398	\$56,400	\$1,410	\$1,500
SIX	5-BR	\$46,600	\$1,165	\$1,285	\$1,321	\$55,920	\$1,398	\$1,542	\$60,550	\$1,514	\$1,637
SEVEN	6-BR	\$49,800	\$1,245		\$1,445	\$59,760	\$1,494		\$64,750	\$1,619	\$1,774
EIGHT		\$53,000				\$63,600			\$68,900		

Family Size	Unit Size	<b>70% AMI</b> (Adjusted by HUD)		Low Income <b>80% AMI</b> (Adjusted by HUD)		<b>100%</b> Area Median Income (No HUD adjustment)		<b>120% AMI</b> (No HUD adjustment)	
		ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>	ANNUAL INCOME <sup>1</sup>	GROSS RENT <sup>2</sup>
		ONE	STUDIO	\$39,350	\$984	\$45,000	\$1,125	\$53,150	\$1,329
TWO	1-BR	\$44,950	\$1,124	\$51,400	\$1,285	\$60,700	\$1,518	\$72,900	\$1,823
THREE	2-BR	\$50,600	\$1,265	\$57,850	\$1,446	\$68,300	\$1,708	\$82,000	\$2,050
FOUR	3-BR	\$56,200	\$1,405	\$64,250	\$1,606	\$75,900	\$1,898	\$91,100	\$2,278
FIVE	4-BR	\$60,700	\$1,518	\$69,400	\$1,735	\$81,950	\$2,049	\$98,400	\$2,460
SIX	5-BR	\$65,200	\$1,630	\$74,550	\$1,864	\$88,050	\$2,201	\$105,700	\$2,643
SEVEN	6-BR	\$69,700	\$1,743	\$79,700	\$1,993	\$94,100	\$2,353	\$112,950	\$2,824
EIGHT		\$74,200		\$84,850		\$100,200		\$120,250	

\* 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 **February 9, 2012**

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 2012 Rent & Income limits, please contact Irma Betancourt at irma@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 November 30, 2011. HOME Rents effective February 9, 2012.**