

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development **2010 SAN DIEGO MEDIAN INCOME:**

\$75,500

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) 2009				35% AMI (Adjusted by HUD) 2009				40% AMI (Adjusted by HUD) 2009			
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	MTSP ⁴	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	MTSP ⁴	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	MTSP ⁴
ONE	STUDIO	\$16,500	\$413	\$412	\$433	\$19,250	\$481	\$481	\$505	\$22,000	\$550	\$550	\$578
TWO	1-BR	\$18,850	\$471	\$441	\$464	\$22,000	\$550	\$515	\$542	\$25,100	\$628	\$589	\$619
THREE	2-BR	\$21,200	\$530	\$530	\$557	\$24,750	\$619	\$618	\$650	\$28,250	\$706	\$707	\$743
FOUR	3-BR	\$23,550	\$589	\$612	\$644	\$27,500	\$688	\$714	\$751	\$31,400	\$785	\$816	\$859
FIVE	4-BR	\$25,450	\$636	\$683	\$718	\$29,700	\$743	\$797	\$838	\$33,900	\$848	\$911	\$958
SIX	5-BR	\$27,350	\$684	\$754	\$792	\$31,900	\$798	\$879	\$924	\$36,400	\$910	\$1,005	\$1,057
SEVEN	6-BR	\$29,250	\$731			\$34,100	\$853			\$38,950	\$974		
EIGHT		\$31,100				\$36,300				\$41,450			

Family Size	Unit Size	Very Low Income 50% AMI (Adjusted by HUD) 2009				60% AMI (Adjusted by HUD) 2009				65% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	MTSP ⁴ / "Low HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	MTSP ⁴	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³
ONE	STUDIO	\$27,500	\$688	\$687	\$722	\$33,000	\$825	\$825	\$867	\$35,750	\$894	\$920
TWO	1-BR	\$31,400	\$785	\$736	\$774	\$37,680	\$942	\$883	\$929	\$40,850	\$1,021	\$987
THREE	2-BR	\$35,350	\$884	\$883	\$928	\$42,420	\$1,061	\$1,060	\$1,114	\$45,950	\$1,149	\$1,187
FOUR	3-BR	\$39,250	\$981	\$1,020	\$1,073	\$47,100	\$1,178	\$1,224	\$1,288	\$51,050	\$1,276	\$1,362
FIVE	4-BR	\$42,400	\$1,060	\$1,138	\$1,197	\$50,880	\$1,272	\$1,366	\$1,437	\$55,150	\$1,379	\$1,500
SIX	5-BR	\$45,550	\$1,139	\$1,256	\$1,321	\$54,660	\$1,367	\$1,508	\$1,585	\$59,200	\$1,480	\$1,637
SEVEN	6-BR	\$48,700	\$1,218		\$1,445	\$58,440	\$1,461			\$63,300	\$1,583	\$1,774
EIGHT		\$51,850				\$62,220				\$67,400		

Family Size	Unit Size	70% AMI (Adjusted by HUD)		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	\$38,450	\$961	\$44,000	\$1,100	\$52,850	\$1,321	\$63,400	\$1,585
TWO	1-BR	\$43,950	\$1,099	\$50,250	\$1,256	\$60,400	\$1,510	\$72,500	\$1,813
THREE	2-BR	\$49,450	\$1,236	\$56,550	\$1,414	\$67,950	\$1,699	\$81,550	\$2,039
FOUR	3-BR	\$54,950	\$1,374	\$62,800	\$1,570	\$75,500	\$1,888	\$90,600	\$2,265
FIVE	4-BR	\$59,350	\$1,484	\$67,850	\$1,696	\$81,550	\$2,039	\$97,850	\$2,446
SIX	5-BR	\$63,750	\$1,594	\$72,850	\$1,821	\$87,600	\$2,190	\$105,100	\$2,628
SEVEN	6-BR	\$68,150	\$1,704	\$77,900	\$1,948	\$93,600	\$2,340	\$112,350	\$2,809
EIGHT		\$72,550		\$82,900		\$99,650		\$119,600	

* 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 **June 26, 2010**
4. Based on the changes enacted by HUD, the Housing Commission has revised the format of the published Income and Rent limits to reflect the "Hold Harmless" policy as enacted by the 2008 HERA legislation. If you believe your affordable housing project is affected by this change and have questions on the 2010 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 14, 2010. HOME Rents effective June 26, 2010.