



SAN DIEGO
HOUSING
COMMISSION

MEMORANDUM

To: Members of the San Diego Community

From: Tina Kessler, Senior Program Analyst, San Diego Housing Commission

Date: March 4, 2015

Subject: Affordable Housing Fund FY 16 Annual Plan

The San Diego Housing Commission is soliciting written public comment regarding the programs that will be funded from the Affordable Housing Fund (AHF) in fiscal year 2016 (July 1, 2015 – June 30, 2016). All submitted public comments will be included in the Housing Commission and City Council Board Reports. AHF is composed primarily of Inclusionary Housing Fees and Housing Impact Fees, also known as linkage fees. Attached for your review and comment are the draft FY 16 Model Programs list and FY 16 proposed funding allocation.

Please submit any written comment regarding these funds and programs no later than **Tuesday April 7, 2015**. Comments should be submitted via email or US mail to:

Tina Kessler
tinak@sdhc.org

or

San Diego Housing Commission
1122 Broadway, Suite 300
San Diego, CA 92101

Projected Funding Sources
FY 2016 Affordable Housing Fund Annual Plan

The Housing Trust Fund (HTF)

- Housing Impact Fee
- Loan Repayments (CDBG HTF, Redevelopment, TOT)
- Cal State Housing Trust Fund

The Inclusionary Housing Fund

- Affordable Housing Fees (Residential Development)

Fund	Projected Fund Balances	Projected FY16 New Funding	Total FY16 Funds
HTF - Housing Impact Funds	\$3,176,558	\$2,385,000	\$5,561,558
HTF - "CDBG" fund (interest, Rehab loan repayments)	\$0	\$0	\$0
HTF - Program Funds (interest, loan repayments)	\$ 753,225.00	\$ 131,294.00	\$884,519
HTF - Cal State Hsg Trust Fund (new grant award)	\$0	\$1,000,000	\$1,000,000
Inclusionary Housing Fund - Inclusionary Affordable Housing Fees	\$21,519,552	\$4,115,480	\$25,635,032
TOTAL, ALL FUNDS	\$25,449,335	\$7,631,774	\$33,081,109

Description of HTF Funds:

Housing Impact Funds: Sole source of new HTF funds; Commercial Impact Fees.

Cal State Housing Trust Fund: Initial source was a State match grant, which has been expended. New grant awarded and included in FY16 funding. Fund balance consists of loan repayments and interest.

CDBG HTF: Repayments of CDBG-funded affordable housing loans were permitted to be allocated to the HTF for Rehab activity. Repayments of loans are recycled into the HTF for Rehab activity.

HTF Program Funds: Rehab loan repayments that were recycled into the HTF.

Redevelopment: The HTF received Redevelopment funds in FY93 and FY95. (See TOT below.) Repayment of loans are recycled into the HTF for rental housing finance.

TOT: At its 1990 inception the HTF was to receive a portion of future TOT increases.

TOT funding ceased and was replaced with Redevelopment funds in FY93.

Repayments of loans are recycled into the HTF.

Summary of Approved and Pending Project Commitments

Project	FY16 Budget Housing Impact Fees	FY16 Budget Inclusionary Fees	FY16 Budget Cal State Hsg Trust Fund	FY16 Budget Program Funds
Atmosphere		\$ 700,000.00		
COMM 22 Family		\$ 167,072.00		
Hotel Churchill	\$ 880,000.00	\$ 1,600,157.00		
Independence Pointe (WJJ)	\$ 300,000.00			
VVSD Phase 5	\$ 10,000.00			
Mission Gorge		\$ 7,600,000.00		
Trolley Residential		\$ 1,120,000.00		
14th & Imperial		\$ 600,000.00	\$ 500,000.00	
Unidentified Permentent Supportive Housing Projects	\$ 2,561,935.00	\$ 11,453,993.00	\$ 500,000.00	\$ 871,390.00
Sub-Total	\$ 3,751,935.00	\$ 23,241,222.00	\$ 1,000,000.00	\$ 871,390.00
TOTAL	\$28,864,547.00			

HOUSING COMMISSION MODEL PROGRAMS OVERVIEW

Funding is allocated on an annual basis among the various activities authorized by the Code. To assure that the City serves its residents in the best possible manner, the Housing Commission continues to solicit ideas for improving the Model Programs to better respond to community needs for affordable housing and quality neighborhoods. Model Programs change from time to time; they are not intended to preclude investment in an opportunity that is not specifically described in the Model Programs Section.

The following is a general description of the possible investment activities planned for FY2016. These activities are described more fully in the attached Model Programs.

Rental Housing Finance

Financing to developers of affordable housing units with below-market rents. Program includes deferred loans, below market interest rates, and matching funds for State, Federal, and private financing. Housing Commission Policy PO600.301 contains additional information regarding the Housing Commission's financial participation in affordable rental housing development including new construction or acquisition with rehabilitation.

Rental Housing Finance – Transit Oriented Development (TOD)/Workforce Housing

A program similar to the Rental Housing Finance program. TOD/Workforce housing and affordable rental housing projects that meet certain geographical requirements will receive funding preference over other affordable rental housing projects.

Rental Housing Finance – Housing Commission Development

Gap financing for Housing Commission developments when other funds are unavailable or local match funds are needed. Developments include new construction, acquisition, acquisition with rehabilitation and preservation of existing affordable rental housing.

Permanent Supportive Rental Housing

Financing to developers of permanent affordable rental housing with related services that serve special resident populations, including those who are at risk of becoming homeless or need services related to physical or mental disabilities, chronic health problems (HIV/AIDS) or are recovering from substance abuse. Program includes deferred loans, below market interest rates, revocable grants, and matching funds for State, Federal and private financing. Housing Commission Policy PO600.301 contains additional information regarding the Housing Commission's financial participation in housing development.

Homeownership

Junior loan/grant programs targeted toward first-time homebuyers with the ultimate goal of neighborhood stabilization and revitalization.

Housing Initiatives Programs – Homeless Programs, Permanent Supportive Housing and Transitional Housing

The Housing Commission helps support or operate several programs that serve the homeless, ranging from emergency shelters, to operating support grants for transitional housing facilities, to providing subsidies via local rental assistance programs such as the Sponsor-Based Subsidy program. The latter are designed to assist low-income residents achieve stability by providing innovative housing solutions.

Capacity Building

Technical assistance provided to increase capacity in developing affordable housing.

Administration

Funds to provide reasonable compensation to the City of San Diego and the Housing Commission for services related to the administration of the Affordable Housing Fund and associated housing programs.

Legal

Expenses to obtain legal services and prepare loan and grant agreements and related documents.

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SAN DIEGO HOUSING COMMISSION

MODEL PROGRAMS

Legend: HTF: Housing Trust Fund
 INCL: Inclusionary Housing Fund
 HOME: HOME Investment Partnerships Program (HUD)

- Represents eligible funding sources for each activity

RENTAL HOUSING PRODUCTION					
Rental Housing Finance – 100% Affordable Projects		HTF	INCL	HOME	OTHER
Scope	Below-market interest rate, residual payment subordinate loan program to increase the supply of affordable rental units in the City of San Diego, to include new construction, acquisition, and acquisition with rehabilitation. Funds may also be used for the preservation of existing affordable units facing expiration of rent restrictions within 0 – 5 years. Loans to developments with at least 100 percent of the units are affordable to households at or below 60 percent of area median income (AMI) (manager units excluded). Preference will be given to projects that meet at least one of the following criteria: affordable to households at or below 50 percent AMI; qualified as transit-oriented development/workforce housing; located within ¼ mile of a SANDAG-designated “employment center;” located in a census tract with low-income concentrations of less than 41 percent; or located north of Interstate 8; or with at least 15% of the units designated as permanent supportive housing (see <i>Permanent Supportive Rental Housing Finance</i> model program below).	●	●	●	●
Target Population	Extremely low-, very low- and low-income households.				S t a t e
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized, due and payable as a balloon payment; or as residual receipts, due and payable at maturity. Loan may be originated as a construction loan and converted into long term financing.				
Loan Underwriting	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.				
Application Method	Funds for program to be made available through Request for Proposals (RFP) or Notice of Funding Availability (NOFA). RFP/NOFA requires applicant to stipulate the rent schedule for the project.				

Transit-Oriented Development (TOD)/Workforce Housing – Mixed Income Projects		HTF	INCL	HOME	OTHER
Scope	<p>Below-market interest rate, deferred payment junior mortgage loan program to increase the supply of affordable rental units in the City of San Diego, to include new construction, acquisition and acquisition with rehabilitation. Loans to developments wherein at least 20 percent of the units are affordable to households at or below 50 percent of AMI (manager units excluded).</p> <p>Projects must meet at least one of the following criteria: qualified as transit-oriented development or workforce housing; located within ¼ mile of a SANDAG designated “employment center;” located in a census tract with low-income concentrations of less than 41 percent; or located north of Interstate 8.</p>	●	●	●	●
Target Population	Extremely low-, very low- and low-income households.				S t a t e
Loan Terms	Maximum term to maturity is 55 years. Repayment of principal and interest is amortized, due and payable at maturity. Loan may be originated as a construction loan and converted into long term financing.				
Loan Underwriting	<p>Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.</p> <p>Funds for program to be made available through Request for Proposals (RFP) or Notice of Funding Availability (NOFA). RFP/NOFA requires applicant to stipulate the rent schedule for the project.</p>				
Rental Housing Finance – Housing Commission Development		HTF	INCL	HOME	OTHER
Scope	Funding for Housing Commission affordable rental housing developments when other funds are unavailable or local match funds are needed. Anticipated uses are expenses ineligible for non-AHF funds.	●	●		
Target Population	Extremely low to moderate income households.				
Grant Terms	Projects would be affordable a minimum of 55 years.				
Permanent Supportive Rental Housing Finance		HTF	INCL	HOME	OTHER
Scope	A loan and grant program for permanent housing with support services for special needs populations including those at risk of becoming homeless or those in need of special services related to physical or mental disabilities, chronic health problems (HIV/AIDS), or those recovering from substance abuse, that will maximize the ability of those persons to live independently. Loans and grants may be used for the development, acquisition or long-term leasing of housing facilities, improvements to existing facilities, and capitalized operating reserves.	●	●	●	●
Target Population	Extremely low and very low-income populations identified as needing permanent housing in a service-enhanced environment; selection of populations to be generally compatible with requirements of federal funding sources.				S t a t e

Loan Terms	Maximum term to maturity is 55 years. Payment of loan principal and interest is due and payable as a residual receipts loan or as a balloon payment at maturity but may be forgiven upon extension of affordability requirements.				
Loan Underwriting	Loan may be originated as a construction or rehabilitation loan and converted into long term financing. Subject to loan policies of the Housing Commission unless specific exception as authorized by the Housing Commission.				
Grant Terms	Grant Terms: Subject to revocation/repayment for nonperformance.				
Application Method	Funds for program to be made available through RFPs or NOFA.				
HOMEOWNERSHIP PROGRAMS					
3% Interest Deferred Payment Loan Program (Unrestricted Units)		HTF	INCL	HOME	OTHER
Scope	A second trust deed loan program for low and moderate-income first-time homebuyers that bridges the gap between what households can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed the lesser of 17 percent of the purchase price or appraised value.)	●	●	●	●
Target Population	The loan program is targeted mainly to households earning up to 80 percent of median income that meet usual bank underwriting criteria for first mortgages. Limited funds are available for buyers earning up to 100 percent of median income.				S t a t e
Loan Terms	Loans are at three percent simple interest and require no monthly payments. The loan term is 30 years. When a property is sold, transferred, or the loan term expires, buyer must pay the Housing Commission the principal balance due, plus accrued interest. Approval from institutional lender required.				
Loan Underwriting:	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.				
Application Method	Purchasers apply through participating Lenders.				
3% Interest Deferred Payment Loan Program (Restricted Units)		HTF	INCL	HOME	OTHER
Scope	A second trust deed loan program for low and moderate-income first-time homebuyers purchasing affordable-restricted units (e.g. inclusionary, density bonus), that bridges the gap between what households can afford and the actual cost of acquiring a home with affordability restrictions. (Second trust deed not to exceed 25 percent of the affordable purchase price if 80 percent or below median income and not to exceed 17 percent for buyer at 81-100 percent median income).	●	●	●	
Target Population	Households earning up to 100 percent of median income that meet usual bank underwriting criteria for first mortgages.				

Loan Terms	Loans are at three percent simple interest and require no monthly payments. The loan term is 30 years for length of time unit must remain affordable. When a property is sold, transferred, or at the end of the loan term, buyer must repay the Housing Commission the principal balance and all deferred interest. Approval from institutional lender required.				
Loan Underwriting:	Subject to loan policies of the Housing Commission unless specific exception as authorized by the Housing Commission.				
Application Method	Purchasers apply through participating Lenders.				
Down Payment/Closing Cost Assistance Program		HTF	INCL	HOME	OTHER
Scope	A grant program for first-time homebuyers that pays up to 4 percent of the purchase price; not to exceed \$15,000 when at or below 80% AMI and not to exceed \$10,000 for 81% - 100% AMI to be used towards closing costs.	●	●	●	●
Target Population	Households earning up to 100 percent of median income that meet usual bank underwriting criteria for first mortgages.				C D B G
Grant Terms	This is a recoverable grant and repayment of the funds is forgiven after 6 years.				
Neighborhood Stabilization Acquisition Loans		HTF	INCL	HOME	OTHER
Scope	A second trust deed loan program for moderate-income first-time homebuyers purchasing a bank owned property located in targeted areas. Maximum sales price is \$408,500 and maximum loan amount is 17 percent of the purchase price. Purchase price must be at least one percent below appraised value.			●	●
Target Population	Households earning up to 120 percent of median income that meet usual bank underwriting criteria for first mortgages.				N S P
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. The loan is due at the end of 30 years or upon resale, transfer or if the property is no longer owner occupied. Approval from institutional lender required.				F u n d s
Loan Underwriting:	Subject to loan policies of the San Diego Housing Commission unless specific exception as authorized by the Housing Commission.				
Application Method	Purchasers apply through participating Lenders.				
Neighborhood Stabilization Closing Cost Grants		HTF	INCL	HOME	OTHER
Scope	A revocable grant program for first-time homebuyers purchasing a bank owned property under the Neighborhood Stabilization Program (NSP) guidelines. The grant pays up to three percent of the purchase price towards closing costs.			●	●
Target Population	Households earning up to 120 percent of median income that meet usual bank underwriting criteria for first mortgages.				N S P F

Grant Terms	Repayment of the grant, plus 5 percent interest is required if the home is sold or transferred within the first six years of ownership.				u n d s
Application Method	Purchasers apply through participating Lenders.				
Neighborhood Stabilization Rehabilitation Loans		HTF	INCL	HOME	OTHER
Scope	A third trust deed loan program for moderate-income first-time homebuyers purchasing a bank owned property under the NSP guidelines.			●	●
Target Population	Households earning up to 120 percent of median income that meet usual bank underwriting criteria for first mortgages.				N S P
Loan Terms	The loans are zero percent interest and require no monthly payments of principal. Rehab loans up to \$10,000 are forgiven after 5 years. Rehab loans up to \$30,000 will be forgiven after 10 years and Rehab loans in excess of \$30,000 will be forgive after 15 years. If property is sold, refinanced, not owner occupied or the improvements have not been maintained prior to the end of the term, the loan funds must be repaid.				F u n d s
Loan Underwriting:	Subject to NSP guidelines as approved by San Diego Housing Commission.				
Application Method	Purchasers apply through Housing Commission.				
HOUSING INITIATIVES					
Homeless Programs, Permanent Supportive Housing, Transitional Housing					
Emergency Shelter		HTF	INCL	HOME	OTHER
Scope	The Housng Commisison administers, on behalf of the City of San Diego, emergency shelter programs that provide temporary shelter with supportive services for persons experiencing homelessness.				●
Target Population	Homeless individuals, families, and Veterans				
Terms	Up to 90 days.				
Hotel/Motel Vouchers		HTF	INCL	HOME	OTHER
Scope	When other shelter is not available, homeless families can apply for emergency hotel/motel vouchers. The Housing Commission provides partial funding for this program, which is administered by the County of San Diego.				●
Target Population	Elderly persons 65 or older, families with children, persons with severe disabilities, and pregnant women (on a case-by-case basis).				
Terms	14-28 days.				
Application	Administered by the County of San Diego.				

Method					
Interim Housing		H T F	INCL	HOME	OTHER
Scope	The Housing Commission administers, on behalf of the City of San Diego, interim housing programs with supportive services for the homeless.				●
Target Population	Homeless Individuals.				
Terms	Up to 120 days for interim housing beds.				
Transitional Housing		H T F	INCL	HOME	OTHER
Scope	A grant and loan program for nonprofit operators of transitional housing or permanent supportive housing. Grants and loans may be used for the leasing or operation of transitional housing and permanent supportive housing facilities as well as improvements to existing leased facilities. No more than 25 percent of grant funds may be used for administration and support services.	●			
Target Population	Homeless families and individuals.				
Grant Terms	Up to 24 months.				
Application Method	Funds for program to be made available through RFPs or NOFA.				
Transitional Project-Based Subsidies for the Homeless		H T F	INCL	HOME	OTHER
Scope	Subsidies are issued to a partnering agency providing supportive services to homeless individuals while appropriate housing solutions are identified.				●
Target Population	Homeless individuals				
Terms	Short-term rental assistance				
Application Method	Subsidies are awarded to agencies via an RFP process.				
Rapid Re-Housing		H T F	INCL	HOME	OTHER
Scope	Short-term assistance to help persons experiencing homelessness obtain and maintain permanent housing. Assistance can include rental subsidy, security deposits, utility assistance, and case management.			●	●
Target Population	Homeless individuals, families, and Veterans.				
Term	Varies depending on project. Assistance can range from 3 – 24 months.				
Application Method	Funds for program made available through RFPs or NOFA.				

Permanent Supportive Housing		HTF	INCL	HOME	OTHER
Scope	Permanent Supportive Housing provides homeless persons with disabilities permanent housing with supportive services so that they may live as independently as possible in a permanent setting.	●	●	●	●
Target Population	Disabled homeless individuals				
Terms	Indefinite (Permanent Supportive Housing)				
Application Method	Funds for program made available through RFPs or NOFA.				
Federal Sponsor-Based Housing Subsidy Program		HTF	INCL	HOME	OTHER
Scope	A rental assistance program for homeless individuals with diagnosed mental health or drug and alcohol disorders.				●
Target Population	Homeless individuals				
Terms	Indefinite (Permanent Supportive Housing)				
Application Method	Federal Sponsor-Based Housing subsidies are awarded to agencies via an RFP process.				
Day Center Services		HTF	INCL	HOME	OTHER
Scope	Homeless individuals are provided with laundry facilities, showers, mail, case management, storage, and referral services.				●
Target Population	Homeless individuals.				
Terms	Daytime, Year-Round				
Regional Continuum of Care Council (RCCC) Support		HTF	INCL	HOME	OTHER
Scope	The Housing Commission is a member of the RCCC, which has 75 members across the community, including providers of services, government agencies and the private sector. It oversees federal homeless assistance funds for the region. The Housing Commission supports various elements fo the RCCC including the Homeless Management Information System (HMIS), a critical component of the community’s service delivery system.				●
Target Population	Programs and services for homeless San Diegans.				

CAPACITY BUILDING PROGRAM

Technical Assistance Program		H T F	INCL	HOME	OTHER
Scope	A technical assistance program that will assist corporations and limited equity cooperatives in increasing the capacity to develop affordable housing. Program to provide "hands on" technical assistance in such areas as concept development, site assessment and acquisition, feasibility analysis, specification writing, bid packaging and review, permit procedures, construction oversight, grants and application preparation, record keeping and developer capacity required by funding sources.	●			
Target Population/ Beneficiaries	Corporations and limited equity cooperatives with limited housing experience.				
Grant Terms	Grant is for the delivery of technical assistance services to housing developers. Scope of work will be articulated in contract documents.				
Application Method	Funds to be made available through RFP or Housing Commission contract policy.				

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SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development **2014 SAN DIEGO MEDIAN INCOME:**

\$72,700

Note: The table contains income limits for 2014 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.

		Extremely Low Income 30% AMI (Adjusted by HUD)				35% AMI (Adjusted by HUD)				40% AMI (Adjusted by HUD)		
Family Size	Unit Size	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	\$16,600	\$415	\$414		\$19,300	\$483	\$483		\$22,100	\$553	\$553
TWO	1-BR	\$18,950	\$474	\$444		\$22,100	\$553	\$518		\$25,250	\$631	\$592
THREE	2-BR	\$21,300	\$533	\$533		\$24,850	\$621	\$622		\$28,400	\$710	\$711
FOUR	3-BR	\$23,650	\$591	\$615		\$27,600	\$690	\$718		\$31,550	\$789	\$821
FIVE	4-BR	\$25,550	\$639	\$687		\$29,800	\$745	\$801		\$34,050	\$851	\$916
SIX	5-BR	\$27,450	\$686	\$757		\$32,000	\$800	\$884		\$36,600	\$915	\$1,010
SEVEN	6-BR	\$29,350	\$734			\$34,200	\$855			\$39,100	\$978	
EIGHT		\$31,250				\$36,450				\$41,650		

		Very Low Income 50% AMI (Adjusted by HUD)				60% AMI (Adjusted by HUD)				65% AMI (Adjusted by HUD)		
Family Size	Unit Size	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	\$27,650	\$691	\$691	\$706	\$33,180	\$830	\$829		\$35,900	\$898	\$900
TWO	1-BR	\$31,600	\$790	\$740	\$756	\$37,920	\$948	\$888		\$41,050	\$1,026	\$967
THREE	2-BR	\$35,550	\$889	\$888	\$908	\$42,660	\$1,067	\$1,066		\$46,150	\$1,154	\$1,167
FOUR	3-BR	\$39,450	\$986	\$1,026	\$1,053	\$47,340	\$1,184	\$1,231		\$51,300	\$1,283	\$1,340
FIVE	4-BR	\$42,650	\$1,066	\$1,145	\$1,177	\$51,180	\$1,280	\$1,374		\$55,400	\$1,385	\$1,475
SIX	5-BR	\$45,800	\$1,145	\$1,263	\$1,300	\$54,960	\$1,374	\$1,515		\$59,500	\$1,488	\$1,609
SEVEN	6-BR	\$48,950	\$1,224		\$1,421	\$58,740	\$1,469			\$63,600	\$1,590	\$1,743
EIGHT		\$52,100				\$62,520				\$67,700		

		70% AMI (Adjusted by HUD)		80% AMI (Adjusted by HUD)		100% Area Median Income (No HUD adjustment)		120% AMI (No HUD adjustment)	
Family Size	Unit Size	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	\$38,700	\$968	\$44,200	\$1,105	\$50,900	\$1,273	\$61,100	\$1,528
TWO	1-BR	\$44,200	\$1,105	\$50,500	\$1,263	\$58,150	\$1,454	\$69,800	\$1,745
THREE	2-BR	\$49,750	\$1,244	\$56,800	\$1,420	\$65,450	\$1,636	\$78,550	\$1,964
FOUR	3-BR	\$55,250	\$1,381	\$63,100	\$1,578	\$72,700	\$1,818	\$87,250	\$2,181
FIVE	4-BR	\$59,650	\$1,491	\$68,150	\$1,704	\$78,500	\$1,963	\$94,250	\$2,356
SIX	5-BR	\$64,100	\$1,603	\$73,200	\$1,830	\$84,350	\$2,109	\$101,200	\$2,530
SEVEN	6-BR	\$68,500	\$1,713	\$78,250	\$1,956	\$90,150	\$2,254	\$108,200	\$2,705
EIGHT		\$72,950		\$83,300		\$95,950		\$115,150	

* 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 **May 1, 2014**.

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 2014 Rent & Income limits, please contact Irma Betancourt at irmab@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 December 18, 2013. HOME Rents effective May 1, 2014.