

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2003 SAN DIEGO MEDIAN INCOME:

\$59,900

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). In 2003, HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	30% AMI (Adjusted by HUD)		Extremely Low Income 35% AMI (Adjusted by HUD)		40% AMI (Adjusted by HUD)		Very Low Income 50% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	ANNUAL INCOME ¹	GROSS RENT ²	TCAC*/ "Low HOME" ³
ONE	STUDIO	\$13,400	\$335	\$15,645	\$391	\$17,880	\$447	\$22,350	\$559	\$558
TWO	1-BR	\$15,300	\$383	\$17,850	\$446	\$20,400	\$510	\$25,500	\$638	\$598
THREE	2-BR	\$17,250	\$431	\$20,090	\$502	\$22,960	\$574	\$28,700	\$718	\$717
FOUR	3-BR	\$19,150	\$479	\$22,330	\$558	\$25,520	\$638	\$31,900	\$798	
FIVE	4-BR	\$20,650	\$516	\$24,115	\$603	\$27,560	\$689	\$34,450	\$861	
SIX	5-BR	\$22,200	\$555	\$25,900	\$648	\$29,600	\$740	\$37,000	\$925	
SEVEN	6-BR	\$23,750	\$594	\$27,685	\$692	\$31,640	\$791	\$39,550	\$989	
EIGHT		\$25,250		\$29,470		\$33,680		\$42,100		

Family Size	Unit Size	60% AMI (Adjusted by HUD)			High Home Rents 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	\$26,820	\$671	\$670	\$29,050	\$726	\$706	\$31,250	\$781	\$35,750	\$894
TWO	1-BR	\$30,600	\$765	\$717	\$33,200	\$830	\$758	\$35,750	\$894	\$40,850	\$1,021
THREE	2-BR	\$34,440	\$861		\$37,300	\$933	\$911	\$40,200	\$1,005	\$45,950	\$1,149
FOUR	3-BR	\$38,280	\$957		\$41,450	\$1,036		\$44,650	\$1,116	\$51,050	\$1,276
FIVE	4-BR	\$41,340	\$1,034		\$44,800	\$1,120		\$48,250	\$1,206	\$55,100	\$1,378
SIX	5-BR	\$44,400	\$1,110		\$48,100	\$1,203		\$51,800	\$1,295	\$59,200	\$1,480
SEVEN	6-BR	\$47,460	\$1,187		\$51,400	\$1,285		\$55,400	\$1,385	\$63,300	\$1,583
EIGHT		\$50,520			\$54,750			\$58,950		\$67,350	

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	\$41,950	\$1,049	\$50,350	\$1,259
TWO	1-BR	\$47,900	\$1,198	\$57,500	\$1,438
THREE	2-BR	\$53,900	\$1,348	\$64,700	\$1,618
FOUR	3-BR	\$59,900	\$1,498	\$71,900	\$1,798
FIVE	4-BR	\$64,700	\$1,618	\$77,650	\$1,941
SIX	5-BR	\$69,500	\$1,738	\$83,400	\$2,085
SEVEN	6-BR	\$74,300	\$1,858	\$89,150	\$2,229
EIGHT		\$79,050		\$94,900	

* 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 = 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.
3. In the event that a lower rent level is required by the HOME program or by TCAC, that rent amount is listed in this column. For projects with multiple funding sources, use the lowest rents applicable.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development (HUD) very low income figures published on February 20, 2003.