

COUNTY (fill-in): **San Diego**

2023

(fill-in: Cal Yr)

Affordable Housing Cost:

AREA MEDIAN INCOME (AMI):

\$116,800

(fill in: median income, 4-person)

To find COUNTY & INCOME to "fill-in":

for AMI, use "Official State Income Limits" at below link
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>

Health & Safety Code (H&SC):

RENTER
\$ 50053

OWNER
\$ 50052.5

Formula

Extremely Low

30%

30%

(These columns show how the maximum monthly rent and maximum housing cost were calculated.)

Very Low

50%

50%

Low

60%

70%

Moderate

110%

110%

H&SC 50052.5(h)

Maximum

Above
County's

Unit
Size

HH
Size

Monthly
Rent Cost

Maximum
Month
House Cost

Max
Cost

Median %

Area
Median
Income

* Family
Size

Income Group

Bedrooms

Persons

(Renters)

(Owners)

[

%

Upper Limit

Income

Adj.

Months]

Note: Cost does not reflect deduction of allowances (e.g. utilities)

Extremely Low Income HH	0 (Studio)	1	\$613	same	[(30% x 30% x \$116,800 x 0.7) / 12]
	1 bedroom	2	\$701	same	[(30% x 30% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	\$788	same	[(30% x 30% x \$116,800 x 0.9) / 12]
	3 bedrooms	4	\$876	same	[(30% x 30% x \$116,800 x 1.0) / 12]
	4 bedrooms	5	\$946	same	[(30% x 30% x \$116,800 x 1.08) / 12]
Very Low Income HH	0 (Studio)	1	\$1,022	same	[(30% x 50% x \$116,800 x 0.7) / 12]
	1 bedroom	2	\$1,168	same	[(30% x 50% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	\$1,314	same	[(30% x 50% x \$116,800 x 0.9) / 12]
	3 bedrooms	4	\$1,460	same	[(30% x 50% x \$116,800 x 1.0) / 12]
	4 bedrooms	5	\$1,577	same	[(30% x 50% x \$116,800 x 1.08) / 12]
Low Income HH	0 (Studio)	1	\$1,226	60% applies to renters	[(30% x 60% x \$116,800 x 0.7) / 12]
	1 bedroom	2	\$1,402		[(30% x 60% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	\$1,577		[(30% x 60% x \$116,800 x 0.9) / 12]
	3 bedrooms	4	\$1,752		[(30% x 60% x \$116,800 x 1.0) / 12]
	4 bedrooms	5	\$1,892		[(30% x 60% x \$116,800 x 1.08) / 12]
	5 bedrooms	6	\$2,032	[(30% x 60% x \$116,800 x 1.16) / 12]	
	0 (Studio)	1		\$1,431	[(30% x 70% x \$116,800 x 0.7) / 12]
	1 bedroom	2		\$1,635	[(30% x 70% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	70% applies to owners	\$1,840	[(30% x 70% x \$116,800 x 0.9) / 12]
	3 bedrooms	4		\$2,044	[(30% x 70% x \$116,800 x 1.0) / 12]
4 bedrooms	5		\$2,208	[(30% x 70% x \$116,800 x 1.08) / 12]	
5 bedrooms	6		\$2,371	[(30% x 70% x \$116,800 x 1.16) / 12]	
Moderate Income HH	0 (Studio)	1	\$2,248	30% applies to renters	[(30% x 110% x \$116,800 x 0.7) / 12]
	1 bedroom	2	\$2,570		[(30% x 110% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	\$2,891		[(30% x 110% x \$116,800 x 0.9) / 12]
	3 bedrooms	4	\$3,212		[(30% x 110% x \$116,800 x 1.0) / 12]
	4 bedrooms	5	\$3,469		[(30% x 110% x \$116,800 x 1.08) / 12]
	5 bedrooms	6	\$3,726	[(30% x 110% x \$116,800 x 1.16) / 12]	
	0 (Studio)	1		\$2,623	[(35% x 110% x \$116,800 x 0.7) / 12]
	1 bedroom	2		\$2,998	[(35% x 110% x \$116,800 x 0.8) / 12]
	2 bedrooms	3	35% applies to owners	\$3,373	[(35% x 110% x \$116,800 x 0.9) / 12]
	3 bedrooms	4		\$3,747	[(35% x 110% x \$116,800 x 1.0) / 12]
4 bedrooms	5		\$4,047	[(35% x 110% x \$116,800 x 1.08) / 12]	
5 bedrooms	6		\$4,347	[(35% x 110% x \$116,800 x 1.16) / 12]	

* Family Size (1-8) Adjustment : Adjustments are made so larger families have higher income limits.

The 4-person income limit serves as the base in calculating income limits for household sizes other than 4 persons.

For family sizes ranging from 1 to 8 persons, the multipliers are as follows:

Number of Persons (below):

1	2	3	4	5	6	7	8
0.7	0.8	0.9	1.0 (base)	1.08	1.16	1.24	1.32

Decimal Multipliers (above):

For households larger than eight persons (all income categories), determine income limit as follows:

Per person (PP) adjustment above 8: (1) multiply the four-person income limit by eight percent (8%), (2) multiply result by number of persons in excess of eight, (3) add the amount to the income limit for eight persons, and

(4) round the result to the nearest \$100.

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one (H&SC 50052.5(h))

Median Income is held harmless from 2012 at \$75,900.

EXAMPLE	4 persons	x 8% PP Adj	added to 8 persons		= 9 persons	8 persons+8%PPAdj(x2)		= 10 persons
Extremely Low	41,350	3,308	54,592	57,890	25,750	6616	61,238	
Very Low Income	68,900	5,512	90,990	96,550	47,100	11024	102,010	
Lower Income	110,250	8,820	145,540	154,400	73,600	17640	163,160	
Moderate Income	140,150	11,212	184,988	196,210	106,250	22424	207,382	