

COUNTY (fill-in):		SAN DIEGO		2019		(fill-in: Cal Yr)									
Affordable Housing Costs/Rents:			AREA MEDIAN INCOME:			\$86,300		(fill-in: median income, 4-person)							
		RENTER	OWNER	(use "State Income Limits" at below link)											
Health & Safety Codes:		§§ 50053	§§ 50052.5	http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html											
Extremely Low		30%	30%	Formula (These columns show how the maximum monthly rent and maximum housing cost were calculated.) Above County's Area * Family Median Size [% Upper Limit Income Adj. Months]											
Very Low		50%	50%												
Low		60%	70%												
Moderate		110%	110%												
<i>Note: amounts do not reflect required allowances to deduct</i>															
	Unit	Max Monthly	Max. Monthly	Max	Median %	Area	* Family								
	Size	Rent Cost	House Cost	Cost	Upper Limit	Income	Size								
Income Group	Bedroom(s)	(Renters)	(Owners)	[	%	x	%	x	\$	x	0.7	)	/	12]
Extremely Low Income HH	0 (Studio)	\$453.08	same	[	30%	x	30%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom	\$517.80	same	[	30%	x	30%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms	\$582.53	same	[	30%	x	30%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms	\$647.25	same	[	30%	x	30%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms	\$699.03	same	[	30%	x	30%	x	\$86,300	x	1.08	)	/	12]
Very Low Income HH	0 (Studio)	\$755.13	same	[	30%	x	50%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom	\$863.00	same	[	30%	x	50%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms	\$970.88	same	[	30%	x	50%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms	\$1,078.75	same	[	30%	x	50%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms	\$1,165.05	same	[	30%	x	50%	x	\$86,300	x	1.08	)	/	12]
Low Income HH	0 (Studio)	\$906.15	60% does not apply to owners (70% below does)	[	30%	x	60%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom	\$1,035.60		[	30%	x	60%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms	\$1,165.05		[	30%	x	60%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms	\$1,294.50		[	30%	x	60%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms	\$1,398.06		[	30%	x	60%	x	\$86,300	x	1.08	)	/	12]
	0 (Studio)	70% does not apply to renters (60% above does)	\$1,057.18	[	30%	x	70%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom		\$1,208.20	[	30%	x	70%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms		\$1,359.23	[	30%	x	70%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms		\$1,510.25	[	30%	x	70%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms		\$1,631.07	[	30%	x	70%	x	\$86,300	x	1.08	)	/	12]
Moderate Income HH	0 (Studio)	\$1,661.28	30% does not apply to owners (35% below does)	[	30%	x	110%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom	\$1,898.60		[	30%	x	110%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms	\$2,135.93		[	30%	x	110%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms	\$2,373.25		[	30%	x	110%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms	\$2,563.11		[	30%	x	110%	x	\$86,300	x	1.08	)	/	12]
	0 (Studio)	35% does not apply to renters (30% above does)	\$1,938.15	[	35%	x	110%	x	\$86,300	x	0.7	)	/	12]
	1 bedroom		\$2,215.03	[	35%	x	110%	x	\$86,300	x	0.8	)	/	12]
	2 bedrooms		\$2,491.91	[	35%	x	110%	x	\$86,300	x	0.9	)	/	12]
	3 bedrooms		\$2,768.79	[	35%	x	110%	x	\$86,300	x	1.0	)	/	12]
	4 bedrooms		\$2,990.30	[	35%	x	110%	x	\$86,300	x	1.08	)	/	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.															
EXAMPLE	4 persons	x 8% PP Adj	added to 8 persons	=	9 persons	8 persons+8%PPAdj(x2)	=10 persons								
Extremely Low	24,100	1928	31,822		33,740	25,750	3856		35,708						
Very Low Income	40,150	3212	53,040		56,300	47,100	6424		59,460						
Lower Income	64,250	5140	84,820		90,000	73,600	10280		95,080						
Moderate Income	91,100	7288	120,242		127,540	106,250	14576		134,788						
Median Income Is held harmless from 2012 at \$75,900															