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REAL ESTATE  
REDEVELOPMENT  
AFFORDABLE HOUSING  
ECONOMIC DEVELOPMENT

## MEMORANDUM

**To:** Cathy Mahmud, Project Manager-Affordable Housing  
City of San Diego Redevelopment Agency

Dale Royal, Senior Project Manager  
Centre City Development Corporation

**From:** KEYSER MARSTON ASSOCIATES, INC.

**Date:** April 27, 2005

**Subject:** 2005 Housing Affordability Levels

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### I. Introduction

Keyser Marston Associates, Inc. (KMA) has prepared estimates of current affordable housing rents and sales prices for the City of San Diego, using 2005 income figures from the U.S. Department of Housing and Urban Development (HUD), State of California Department of Housing and Community Development (HCD), and the California Tax Credit Allocation Committee (TCAC). This memorandum presents affordable rents and sales prices for two distinct affordable housing programs -- California Redevelopment Law (affordable rents and sales prices) and the Federal Low-Income Housing Tax Credit (LIHTC) program (affordable rents only).

Both programs employ two separate qualification tests:

- Individual households are qualified based on their actual income adjusted for household size.
- Maximum unit rents and prices are set based on the appropriate household size for a given unit size and specific income thresholds identified by the respective programs.

This memorandum outlines relevant program rules and specific KMA assumptions used in estimating affordable rents and prices. It is organized as follows:

- Section II addresses the income and rental restrictions based solely on California Redevelopment Law.
- Section III calculates maximum income restrictions and affordable rents for developments subject to California Redevelopment Law and financed through the LIHTC program.
- Section IV calculates maximum income and sales prices under California Redevelopment Law.
- Section V provides the assumptions used for utilities, insurance, and homeowner association (HOA) fees.

**II. California Redevelopment Law - Rental**

Under California Redevelopment Law, income restrictions and rent restrictions applying to affordable rental housing for 2005 are as follows:

<b>Exhibit II-1: Income Restrictions – California Redevelopment Law, 2005</b>			
<b>Family Size</b>	<b>Very Low Income at or Below <u>50% AMI</u></b>	<b>Lower Income Between 51% and <u>80% AMI</u></b>	<b>Moderate Income Between 81% and <u>120% AMI</u></b>
1 Person	\$24,150	\$38,650	\$53,250
2 Persons	\$27,600	\$44,150	\$60,900
3 Persons	\$31,050	\$49,700	\$68,500
4 Persons	\$34,500	\$55,200	\$76,100
5 Persons	\$37,250	\$59,600	\$82,200

<b>Exhibit II-2: Rent Restrictions – California Redevelopment Law, 2005</b>			
<b>Unit Size</b>	<b>Very Low Income <u>30% of 50% AMI</u></b>	<b>Lower Income <u>30% of 60% AMI</u></b>	<b>Moderate Income <u>30% of 110% AMI</u></b>
Studio	\$532	\$643	\$1,198
1 Bedroom	\$602	\$729	\$1,362
2 Bedroom	\$673	\$816	\$1,529
3 Bedroom	\$743	\$901	\$1,694
4 Bedroom	\$794	\$965	\$1,820

These figures are based on the method of calculation described below.

**California Redevelopment Law – Rental  
Method of Calculation**

**A. Income Restrictions** - Qualification of prospective households is based on the actual household's income not to exceed the following income levels:

Very Low Income	Up to 50% AMI
Lower Income	Between 51- 80% AMI
Moderate Income	Between 81- 120% AMI

The income levels for all households are determined based on 2005 income limits as established by HUD (Very Low Income and Lower Income) and HCD (Moderate Income) for San Diego County, as of February 2005, adjusted for actual household size.

**B. Rent Restrictions** - Calculation of affordable rents is based on established benchmarks defined in California Health & Safety Code (H&SC) Section 50053. The detailed calculations are presented in Attachment A and incorporate the following key assumptions.

1. Assignment of family size (number of persons) vs. unit size (number of bedrooms) based on the number of persons exceeding the number of bedrooms by one, as follows:

<u>Unit Size</u>	<u>Household Size</u>
Studio	1.0 Persons
One Bedroom	2.0 Persons
Two Bedroom	3.0 Persons
Three Bedroom	4.0 Persons
Four Bedroom	5.0 Persons

2. Calculation of affordable rents based on the formulas shown below.

Very Low Income	30% of 50% AMI
Lower Income	30% of 60% AMI
Moderate Income	30% of 110% AMI

3. Very Low (50%), Lower (60%), and Moderate (110%) income figures extrapolated from the 100% AMI figures shown in the State Income Limits for 2005, published by HCD for San Diego County, as of February 25, 2005.
4. Current utility allowances as determined by the San Diego Housing Commission. See Section V below.

<b>California Redevelopment Law – Rental Method of Calculation (Cont'd.)</b>			
<b>C. <u>Summary</u></b> - Income and rent restrictions under California Redevelopment Law are determined based on income limits established by HUD and HCD for San Diego County, as of February 2005, as follows:			
	<b><u>Very Low Income</u></b>	<b><u>Lower Income</u></b>	<b><u>Moderate Income</u></b>
Income	HUD	HUD	HCD
Qualification	Very Income	Lower Income	Moderate Income
Restricted Rent	HCD	HCD	HCD
	50% of Median Income	60% of Median Income	110% of Median Income

**III. California Redevelopment Law and Low Income Housing Tax Credits**

Income restrictions and rent restrictions applying to affordable rental housing for 2005, combining California Redevelopment Law and the Low Income Housing Tax Credit Program, are as follows:

<b>Exhibit III-1: Income Restrictions – Combined California Redevelopment Law/Low Income Housing Tax Credit Program, 2005</b>			
<b><u>Family Size</u></b>	<b><u>Very, Very Low Income Below 40%</u></b>	<b><u>Very Low Income Below 50%</u></b>	<b><u>Lower Income Below 60%</u></b>
1 Person	\$19,320	\$24,150	\$28,980
2 Persons	\$22,080	\$27,600	\$33,120
3 Persons	\$24,840	\$31,050	\$37,260
4 Persons	\$27,600	\$34,500	\$41,400
5 Persons	\$29,800	\$37,250	\$44,700
6 Persons	\$32,000	\$40,000	\$48,000

<b>Exhibit III-2: Rent Restrictions – Combined California Redevelopment Law/Low Income Housing Tax Credit Program, 2005</b>			
<b><u>Unit Size</u></b>	<b><u>Very, Very Low Income 30% of 40% AMI</u></b>	<b><u>Very Low Income 30% of 50% AMI</u></b>	<b><u>Lower Income 30% of 60% AMI</u></b>
Studio	\$421	\$532	\$643
1 Bedroom	\$475	\$602	\$729
2 Bedroom	\$531	\$673	\$816
3 Bedroom	\$609	\$774	\$939
4 Bedroom	\$674	\$857	\$1,041

These figures are based on the method of calculation described below.

**California Redevelopment Law with Low Income Housing Tax Credits  
Method of Calculation**

**A. Income Restrictions** - For San Diego County, the maximum income levels for developments financed with LIHTCs and subject to California Redevelopment Law are identical. However, since maximum income levels released by the California Tax Credit Allocation Committee (TCAC) and income figures released by HUD do differ for some counties, the Agency should cross-check both sources to ensure that they are consistent.

**B. Rent Restrictions** - Calculation of affordable rents is based on the established benchmarks and methodology described in Section II, above. Attachment B provides the detailed calculations used to determine the maximum rent for redevelopment projects financed with LIHTCs. The following assumptions are incorporated.

1. California H&SC § 50053 allows developers to determine household size based on pertinent Federal statutes applicable to a project. As such, for the purposes of calculating rent, developments financed with LIHTCs can assume 1.5 persons per bedroom, as follows:

<u>Unit Size</u>	<u>Household Size</u>
Studio	1.0 Persons
One Bedroom	1.5 Persons
Two Bedroom	3.0 Persons
Three Bedroom	4.5 Persons
Four Bedroom	6.0 Persons

2. Formulas for calculation of affordable rents as follows:

Very, Very Low Income	30% of 40% of AMI
Very Low Income	30% of 50% of AMI
Low Income	30% of 60% of AMI

3. Current utility allowances as determined by the San Diego Housing Commission. See Section V below.
4. As shown in the detailed calculations presented in Tables B-1 through B-3, two separate affordable rent calculations are performed for redevelopment projects financed with LIHTCs. The first approach calculates affordable rents based on the number of persons exceeding the number of bedrooms by one (California Redevelopment Law). The second approach estimates affordable rents based upon multiplying 1.5 persons by the number of bedrooms (LIHTCs). The maximum

<b>California Redevelopment Law with Low Income Housing Tax Credits Method of Calculation (Cont'd.)</b>
<p>affordable rent based on California Redevelopment Law is determined by selecting the higher qualifying rent from the two approaches.</p> <p>5. As a comparison, Attachment C presents the maximum rents allowed under the LIHTC program. As shown, in Tables C-1 through C-3, tax credit rents exceed the maximum California Redevelopment Law calculated above (Attachment B). Therefore, the maximum rents that can be charged for redevelopment programs financed with LIHTCs are as itemized in Exhibit III-2.</p>

**IV. Redevelopment Law – For-Sale**

Maximum 2005 income limits and purchase price restrictions, based on California Redevelopment Law, are shown below. The price restrictions were calculated assuming three different for-sale residential product types, as follows:

- Mid-Rise/High-Rise Condominiums (Exhibit IV-2)
- Low-Rise Condominiums/Townhomes (Exhibit IV-3)
- Single-Family Homes (Exhibit IV-4)

In each case, the resulting price restrictions incorporate an appropriate estimate of HOA fee for the type of residential product type considered. For example, price restrictions for mid-rise/high-rise condominiums incorporate correspondingly high HOA dues.

Note that income and price restrictions for Very Low Income households are not considered in this memorandum, given the unlikelihood of affordable for-sale residential developments targeting this income bracket.

<b>Exhibit IV-1: Income Restrictions – California Redevelopment Law, 2005</b>		
<b>Family Size</b>	<b>Lower Income Between 51% and 80% AMI</b>	<b>Moderate Income Between 81% and 120% AMI</b>
1 Person	\$38,650	\$53,250
2 Persons	\$44,150	\$60,900
3 Persons	\$49,700	\$68,500
4 Persons	\$55,200	\$76,100
5 Persons	\$59,600	\$82,200

<b>Exhibit IV-2: Price Restrictions – California Redevelopment Law, 2005 Mid-Rise/High-Rise Condominiums</b>		
<b><u>Unit Size</u></b>	<b><u>Lower Income 30% of 70% AMI</u></b>	<b><u>Moderate Income 35% of 110% AMI</u></b>
Studio	\$67,000	\$160,000
1 Bedroom	\$72,000	\$179,000
2 Bedroom	\$78,000	\$197,000
3 Bedroom	\$86,000	\$219,000
4 Bedroom	\$89,000	\$233,000

<b>Exhibit IV-3: Price Restrictions – California Redevelopment Law, 2005 Low-Rise Condominiums/Townhomes</b>		
<b><u>Unit Size</u></b>	<b><u>Lower Income 30% of 70% AMI</u></b>	<b><u>Moderate Income 35% of 110% AMI</u></b>
Studio	\$85,000	\$178,000
1 Bedroom	\$94,000	\$200,000
2 Bedroom	\$103,000	\$222,000
3 Bedroom	\$111,000	\$224,000
4 Bedroom	\$115,000	\$258,000

<b>Exhibit IV-4: Price Restrictions – California Redevelopment Law, 2005 Single-Family Homes</b>		
<b><u>Unit Size</u></b>	<b><u>Lower Income 30% of 70% AMI</u></b>	<b><u>Moderate Income 35% of 110% AMI</u></b>
Studio	\$100,000	\$193,000
1 Bedroom	\$112,000	\$218,000
2 Bedroom	\$124,000	\$244,000
3 Bedroom	\$137,000	\$269,000
4 Bedroom	\$143,000	\$287,000

These figures are based on the method of calculation described below.

**California Redevelopment Law – For-Sale  
Method of Calculation**

**A. Income Restrictions** - Qualification of prospective Lower and Moderate income households is based on actual household income limits as established by HUD (Lower Income) and HCD (Moderate) for San Diego County, as of February 2005.

Lower Income	Between 51- 80% AMI
Moderate Income	Between 81- 120% AMI

**B. Price Restrictions** - Calculation of affordable sales prices is based on established benchmarks defined in California H&SC § 50052.5. The detailed calculations are presented in Attachments D through F and incorporate the following key assumptions.

1. Assignment of family size (number of persons) vs. unit size (number of bedrooms) based on the number of persons exceeding the number of bedrooms by one.
2. Calculation of affordable sales prices based on the formulas shown below.

Lower Income	30% of 70% of AMI
Moderate Income	35% of 110% of AMI

3. Lower (70%) and Moderate (110%) income figures extrapolated from the 100% AMI figures shown in the State Income Limits for 2005, published by HCD for San Diego County (February 25, 2005).
4. Housing related costs as follows:
  - HOA dues, insurance, and utilities (see detailed discussion in Section V).
  - Property taxes assuming a 1.15% tax rate.
  - Supportable mortgage assuming a 30-year loan; 6.5% interest; and a 5% down payment.

<b>California Redevelopment Law – For-Sale Method of Calculation (Cont’d.)</b>		
<p><b>C. <u>Summary</u></b> – As shown above, income and price restrictions under California Redevelopment Law are determined based on income limits established by HUD and HCD for San Diego County, as follows:</p>		
	<u>Lower Income</u>	<u>Moderate Income</u>
Income Qualification	HUD Lower Income	HCD Moderate Income
Restricted Price	HCD 70% of Median Income	HCD 110% of Median Income

**V. Estimates of HOA Fees, Insurance, and Utilities**

**A. Rental Restrictions – Estimate of Utility Allowance**

Attachment G provides the assumptions used to calculate utility allowances by unit size as determined by the San Diego Housing Commission. The utility allowance estimate is based on general assumptions regarding the utility profile for a typical residential development. The actual utility allowance should be based on the developer’s proposed utility profile for a specific project.

**B. Price Restrictions – Estimate of HOA Fees, Insurance, and Utilities**

Attachment G provides the assumptions used to calculate HOA fees, insurance, and utilities, which were estimated as follows:

<b>HOA Fees, Insurance, and Utilities</b>
<ul style="list-style-type: none"> <li>• HOA dues of \$225-\$375 per month for Mid-Rise/High-Rise Condominiums and \$100-\$200 per month for Low-Rise/Townhome Condominiums. Single Family Homes were not assumed to be subject to HOA dues.</li> <li>• Insurance of \$100-\$300 per year.</li> <li>• Utilities of \$912-\$2,052 per year.</li> </ul>

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Estimates of HOA dues and insurance were prepared by KMA based on market data/industry standards. Estimates of utilities are based on utility allowance figures from the San Diego Housing Commission, assuming the utility profile for a typical residential development. As noted above, the actual utility allowance should be based on the developer's proposed utility profile.

attachments

**Attachment A**

**2005 Rent Restrictions  
California Redevelopment Law**

TABLE A-1

<b>California Redevelopment Law</b> <b>Very Low Income (Households at or below 50% AMI)</b> <b>Rental Rates</b>
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**RESTRICTED RENTS - VERY LOW INCOME**  
**CRL RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	50%	50%	50%	50%	50%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$22,200	\$25,350	\$28,525	\$31,700	\$34,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$555	\$634	\$713	\$793	\$856
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$532</b>	<b>\$602</b>	<b>\$673</b>	<b>\$743</b>	<b>\$794</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) As calculated by San Diego Housing Commission. See Attachment G.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

TABLE A-2

<b>California Redevelopment Law</b> <b>Lower Income (Households between 51% and 80% AMI)</b> <b>Rental Rates</b>
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**RESTRICTED RENTS - LOWER INCOME**  
**CRL RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	60%	60%	60%	60%	60%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (Rounded) (2)	\$26,640	\$30,420	\$34,230	\$38,040	\$41,070
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$666	\$761	\$856	\$951	\$1,027
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$643</b>	<b>\$729</b>	<b>\$816</b>	<b>\$901</b>	<b>\$965</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) As calculated by San Diego Housing Commission. See Attachment G.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

TABLE A-3

<b>California Redevelopment Law</b> <b>Moderate Income (Households between 81% and 120% AMI)</b> <b>Rental Rates</b>
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**RESTRICTED RENTS - MODERATE INCOME**  
**CRL RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	110%	110%	110%	110%	110%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (Rounded) (2)	\$48,840	\$55,770	\$62,755	\$69,740	\$75,295
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,221	\$1,394	\$1,569	\$1,744	\$1,882
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$1,198</b>	<b>\$1,362</b>	<b>\$1,529</b>	<b>\$1,694</b>	<b>\$1,820</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) As calculated by San Diego Housing Commission. See Attachment G.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

**Attachment B**

**2005 Rent Restrictions  
California Redevelopment Law with  
Low Income Housing Tax Credits**

**TABLE B-1**

<p><b>California Redevelopment Law/Low Income Housing Tax Credits Very, Very Low Income (Households at or below 40% AMI) Rental Rates</b></p>
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**RESTRICTED RENTS - VERY, VERY LOW INCOME  
RENT LIMIT CALCULATION, 2005  
SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	40%	40%	40%	40%	40%
Family Size	1.0	2.0	3.0	4.0	5.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (Rounded) (2)	\$17,760	\$20,280	\$22,820	\$25,360	\$27,380
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$444	\$507	\$571	\$634	\$685
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$421</b>	<b>\$475</b>	<b>\$531</b>	<b>\$584</b>	<b>\$623</b>

**B. California Redevelopment Law/LIHTCs Household Size**

Percent of AMI	40%	40%	40%	40%	40%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (4)	0	1	2	3	4
Household Income (Rounded) (2)	\$17,760	\$19,020	\$22,820	\$26,370	\$29,420
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$444	\$476	\$571	\$659	\$736
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$421</b>	<b>\$444</b>	<b>\$531</b>	<b>\$609</b>	<b>\$674</b>

<b>C. Maximum Monthly Rent (Greater of A or B)</b>	<b>\$421</b>	<b>\$475</b>	<b>\$531</b>	<b>\$609</b>	<b>\$674</b>
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- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2005 income limits.
- (3) As calculated by San Diego Housing Commission. See Attachment G.
- (4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

TABLE B-2

<b>California Redevelopment Law/Low Income Housing Tax Credits</b> <b>Very Low Income (Households at or below 50% AMI)</b> <b>Rental Rates</b>
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**RESTRICTED RENTS - VERY LOW INCOME**  
**RENT LIMIT CALCULATION, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	50%	50%	50%	50%	50%
Family Size	1.0	2.0	3.0	4.0	5.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$22,200	\$25,350	\$28,525	\$31,700	\$34,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$555	\$634	\$713	\$793	\$856
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$532</b>	<b>\$602</b>	<b>\$673</b>	<b>\$743</b>	<b>\$794</b>

**B. California Redevelopment Law/LIHTCs Household Size**

Percent of AMI	50%	50%	50%	50%	50%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (4)	0	1	2	3	4
Household Income (2)	\$22,200	\$23,775	\$28,525	\$32,963	\$36,775
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$555	\$594	\$713	\$824	\$919
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$532</b>	<b>\$562</b>	<b>\$673</b>	<b>\$774</b>	<b>\$857</b>

<b>C. Maximum Monthly Rent (Greater of A or B)</b>	<b>\$532</b>	<b>\$602</b>	<b>\$673</b>	<b>\$774</b>	<b>\$857</b>
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- (1) As assigned by California Redevelopment Law.  
(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.  
(3) As calculated by San Diego Housing Commission. See Attachment G.  
(4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

TABLE B-3

<b>California Redevelopment Law/Low Income Housing Tax Credits</b> <b>Lower Income (Households between 51% and 60% AMI)</b> <b>Rental Rates</b>
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**RESTRICTED RENTS - LOWER INCOME**  
**RENT LIMIT CALCULATION, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. California Redevelopment Law**

Percent of AMI	60%	60%	60%	60%	60%
Family Size	1.0	2.0	3.0	4.0	5.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (Rounded) (2)	\$26,640	\$30,420	\$34,230	\$38,040	\$41,070
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$666	\$761	\$856	\$951	\$1,027
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$643</b>	<b>\$729</b>	<b>\$816</b>	<b>\$901</b>	<b>\$965</b>

**B. California Redevelopment Law/LIHTCs Household Size**

Percent of AMI	60%	60%	60%	60%	60%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (4)	0	1	2	3	4
Household Income (Rounded) (2)	\$26,640	\$28,530	\$34,230	\$39,555	\$44,130
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$666	\$713	\$856	\$989	\$1,103
(Less) Utility Allowance (3)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$643</b>	<b>\$681</b>	<b>\$816</b>	<b>\$939</b>	<b>\$1,041</b>

<b>C. Maximum Monthly Rent (Greater of A or B)</b>	<b>\$643</b>	<b>\$729</b>	<b>\$816</b>	<b>\$939</b>	<b>\$1,041</b>
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- (1) As assigned by California Redevelopment Law.  
(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.  
(3) As calculated by San Diego Housing Commission. See Attachment G.  
(4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

## **Attachment C**

### **2005 Rent Restrictions Low Income Housing Tax Credits**

TABLE C-1

<b>Low Income Housing Tax Credit (LIHTC) Program</b> <b>Very, Very Low Income (Households at or below 40% AMI)</b> <b>Rental Rates</b>
--

**RESTRICTED RENTS - VERY, VERY LOW INCOME**  
**LIHTC RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. Low Income Housing Tax Credit (LIHTC) Program**

Percent of AMI	40%	40%	40%	40%	40%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$19,320	\$20,700	\$24,840	\$28,700	\$32,000
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$483	\$517	\$621	\$717	\$800
(Less) Utility Allowance (4)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$460</b>	<b>\$485</b>	<b>\$581</b>	<b>\$667</b>	<b>\$738</b>

<b>B. CRL - Maximum Monthly Rent (5)</b>	<b>\$421</b>	<b>\$475</b>	<b>\$531</b>	<b>\$609</b>	<b>\$674</b>
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<b>C. Maximum Monthly Rent (Lesser of A or B)</b>	<b>\$421</b>	<b>\$475</b>	<b>\$531</b>	<b>\$609</b>	<b>\$674</b>
---	--------------	--------------	--------------	--------------	--------------

- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2005 maximum income levels.
- (3) California Tax Credit Allocation Committee 2005 maximum rents.
- (4) As calculated by San Diego Housing Commission. See Attachment G.
- (5) See Table B-1.

Source: San Diego Housing Commission, California Tax Credit Allocation Committee.

TABLE C-2

<b>Low Income Housing Tax Credit (LIHTC) Program</b> <b>Very Low Income (Households between 41% and 50% AMI)</b> <b>Rental Rates</b>
--

**RESTRICTED RENTS - VERY LOW INCOME**  
**LIHTC RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

**A. Low Income Housing Tax Credit (LIHTC) Program**

Percent of AMI	50%	50%	50%	50%	50%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$24,150	\$25,875	\$31,050	\$35,875	\$40,000
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$603	\$646	\$776	\$896	\$1,000
(Less) Utility Allowance (4)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$580</b>	<b>\$614</b>	<b>\$736</b>	<b>\$846</b>	<b>\$938</b>

<b>B. CRL - Maximum Monthly Rent (5)</b>	<b>\$532</b>	<b>\$602</b>	<b>\$673</b>	<b>\$774</b>	<b>\$857</b>
--	--------------	--------------	--------------	--------------	--------------

<b>C. Maximum Monthly Rent (Lesser of A or B)</b>	<b>\$532</b>	<b>\$602</b>	<b>\$673</b>	<b>\$774</b>	<b>\$857</b>
---	--------------	--------------	--------------	--------------	--------------

- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2005 maximum income levels.
- (3) California Tax Credit Allocation Committee 2005 maximum rents.
- (4) As calculated by San Diego Housing Commission. See Attachment G.
- (5) See Table B-2.

Source: San Diego Housing Commission, California Tax Credit Allocation Committee.

**TABLE C-3**

<p><b>Low Income Housing Tax Credit (LIHTC) Program</b>  <b>Lower Income (Households between 51% and 60% AMI)</b>  <b>Rental Rates</b></p>
--

**RESTRICTED RENTS - LOWER INCOME  
 LIHTC RENT LIMITS, 2005  
 SAN DIEGO REDEVELOPMENT AGENCY**

**A. Low Income Housing Tax Credit (LIHTC) Program**

Percent of AMI	60%	60%	60%	60%	60%
Family Size	1.0	1.5	3.0	4.5	6.0
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$28,980	\$31,050	\$37,260	\$43,050	\$48,000
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$724	\$776	\$931	\$1,076	\$1,200
(Less) Utility Allowance (4)	(\$23)	(\$32)	(\$40)	(\$50)	(\$62)
<b>Maximum Monthly Rent</b>	<b>\$701</b>	<b>\$744</b>	<b>\$891</b>	<b>\$1,026</b>	<b>\$1,138</b>

<b>B. CRL - Maximum Monthly Rent (5)</b>	<b>\$643</b>	<b>\$729</b>	<b>\$816</b>	<b>\$939</b>	<b>\$1,041</b>
--	--------------	--------------	--------------	--------------	----------------

<b>C. Maximum Monthly Rent (Lesser of A or B)</b>	<b>\$643</b>	<b>\$729</b>	<b>\$816</b>	<b>\$939</b>	<b>\$1,041</b>
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- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2005 maximum income levels.
- (3) California Tax Credit Allocation Committee 2005 maximum rents.
- (4) As calculated by San Diego Housing Commission. See Attachment G.
- (5) See Table B-3.

Source: San Diego Housing Commission, California Tax Credit Allocation Committee.

**Attachment D**

**2005 Price Restrictions  
California Redevelopment Law  
Mid-Rise/High-Rise Condominiums**

<b>California Redevelopment Law</b> <b>Lower Income (Households between 51% and 80% AMI)</b> <b>Sales Price</b>
---

TABLE D-1

**RESTRICTED PRICES - MID-RISE/HIGH-RISE CONDOMINIUMS - LOWER INCOME**  
**CRL PRICE LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	70.00%	70.00%	70.00%	70.00%	70.00%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$31,080	\$35,490	\$39,935	\$44,380	\$47,915
Income Allocation to Housing	30.00%	30.00%	30.00%	30.00%	30.00%
Amount Available for Housing	\$9,324	\$10,647	\$11,981	\$13,314	\$14,375
Annual HOA/Insurance/Utilities (3)	\$3,700	\$4,600	\$5,500	\$6,100	\$6,900
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$771	\$828	\$897	\$989	\$1,029
Available for Mortgage	\$4,854	\$5,219	\$5,584	\$6,225	\$6,445
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$63,990	\$68,809	\$73,614	\$82,072	\$84,976
Add: Down Payment	\$3,350	\$3,600	\$3,900	\$4,300	\$4,475
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$67,000</b>	<b>\$72,000</b>	<b>\$78,000</b>	<b>\$86,000</b>	<b>\$89,000</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) Gross estimate. See Attachment G.

(4) Based on affordable unit price. Property tax assessment may be based on market value of actual unit.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

<b>California Redevelopment Law</b> <b>Moderate Income (Households between 81% and 120% AMI)</b> <b>Sales Price</b>
---

TABLE D-2

**RESTRICTED PRICES - MID-RISE/HIGH-RISE CONDOMINIUMS - MODERATE INCOME**  
**CRL PRICE LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	110.0%	110.0%	110.0%	110.0%	110.0%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$48,840	\$55,770	\$62,755	\$69,740	\$75,295
Income Allocation to Housing	35.0%	35.0%	35.0%	35.0%	35.0%
Amount Available for Housing	\$17,094	\$19,520	\$21,964	\$24,409	\$26,353
Annual HOA/Insurance/Utilities (3)	\$3,700	\$4,600	\$5,500	\$6,100	\$6,900
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$1,840	\$2,059	\$2,266	\$2,519	\$2,680
Available for Mortgage	\$11,554	\$12,861	\$14,199	\$15,791	\$16,774
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$152,331	\$169,562	\$187,200	\$208,186	\$221,149
Add: Down Payment	\$8,000	\$8,950	\$9,850	\$10,950	\$11,650
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$160,000</b>	<b>\$179,000</b>	<b>\$197,000</b>	<b>\$219,000</b>	<b>\$233,000</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 Income Limits.

(3) Gross estimate. See Attachment G.

(4) Based on affordable unit price. Property tax assessment may be based on market value of actual home.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

**Attachment E**

**2005 Price Restrictions  
California Redevelopment Law  
Low-Rise Condominiums/Townhomes**

<b>California Redevelopment Law</b> <b>Lower Income (Households between 51% and 80% AMI)</b> <b>Sales Price</b>
---

**TABLE E-1**

**RESTRICTED PRICES - LOW-RISE CONDOMINIUMS/TOWNHOMES - LOWER INCOME**  
**CRL RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	70.00%	70.00%	70.00%	70.00%	70.00%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$31,080	\$35,490	\$39,935	\$44,380	\$47,915
Income Allocation to Housing	30.00%	30.00%	30.00%	30.00%	30.00%
Amount Available for Housing	\$9,324	\$10,647	\$11,981	\$13,314	\$14,375
Annual HOA/Insurance/Utilities (3)	\$2,200	\$2,800	\$3,400	\$4,000	\$4,800
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$978	\$1,081	\$1,185	\$1,282	\$1,323
Available for Mortgage	\$6,147	\$6,766	\$7,396	\$8,032	\$8,252
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$81,037	\$89,205	\$97,511	\$105,892	\$108,796
Add: Down Payment	\$4,250	\$4,700	\$5,150	\$5,575	\$5,750
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$85,000</b>	<b>\$94,000</b>	<b>\$103,000</b>	<b>\$111,000</b>	<b>\$115,000</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) Gross estimate. See Attachment G.

(4) Based on affordable unit price. Property tax assessment may be based on market value of actual unit.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

<b>California Redevelopment Law</b> <b>Moderate Income (Households between 81% and 120% AMI)</b> <b>Sales Price</b>
---

TABLE E-2

**RESTRICTED PRICES - LOW-RISE CONDOMINIUMS/TOWNHOMES - MODERATE INCOME**  
**CRL RENT LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	110.00%	110.00%	110.00%	110.00%	110.00%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$48,840	\$55,770	\$62,755	\$69,740	\$75,295
Income Allocation to Housing	35.00%	35.00%	35.00%	35.00%	35.00%
Amount Available for Housing	\$17,094	\$19,520	\$21,964	\$24,409	\$26,353
Annual HOA/Insurance/Utilities (3)	\$2,200	\$2,800	\$3,400	\$4,000	\$4,800
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$2,047	\$2,300	\$2,553	\$2,806	\$2,967
Available for Mortgage	\$12,847	\$14,420	\$16,011	\$17,603	\$18,586
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$169,378	\$190,110	\$211,096	\$232,082	\$245,045
Add: Down Payment	\$8,900	\$10,000	\$11,100	\$12,200	\$12,900
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$178,000</b>	<b>\$200,000</b>	<b>\$222,000</b>	<b>\$244,000</b>	<b>\$258,000</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2005 income limits.

(3) Gross estimate. See Attachment G.

(4) Based on affordable unit price. Property tax assessment may be based on market value of actual unit.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

**Attachment F**

**2005 Price Restrictions  
California Redevelopment Law  
Single-Family Homes**

<b>California Redevelopment Law</b> <b>Lower Income (Households between 51% and 80% AMI)</b> <b>Sales Price</b>
---

TABLE F-1

**RESTRICTED PRICES - SINGLE-FAMILY HOMES - LOWER INCOME**  
**CRL PRICE LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	70.00%	70.00%	70.00%	70.00%	70.00%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$31,080	\$35,490	\$39,935	\$44,380	\$47,915
Income Allocation to Housing	30.00%	30.00%	30.00%	30.00%	30.00%
Amount Available for Housing	\$9,324	\$10,647	\$11,981	\$13,314	\$14,375
Annual HOA/Insurance/Utilities (3)	\$1,000	\$1,300	\$1,600	\$1,900	\$2,400
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$1,150	\$1,288	\$1,426	\$1,576	\$1,645
Available for Mortgage	\$7,174	\$8,059	\$8,955	\$9,839	\$10,330
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$94,584	\$106,252	\$118,058	\$129,713	\$136,193
Add: Down Payment	\$5,000	\$5,600	\$6,200	\$6,850	\$7,150
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$100,000</b>	<b>\$112,000</b>	<b>\$124,000</b>	<b>\$137,000</b>	<b>\$143,000</b>

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2005 income limits.
- (3) Gross estimate. See Attachment G.
- (4) Based on affordable unit price. Property tax assessment may be based on market value of actual unit.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

<b>California Redevelopment Law</b> <b>Moderate Income (Households between 81% and 120% AMI)</b> <b>Sales Price</b>
---

TABLE F-2

**RESTRICTED PRICES - SINGLE-FAMILY HOMES - MODERATE INCOME**  
**CRL PRICE LIMITS, 2005**  
**SAN DIEGO REDEVELOPMENT AGENCY**

Percent of AMI	110.00%	110.00%	110.00%	110.00%	110.00%
Family Size	1	2	3	4	5
Number of Bedrooms (1)	0	1	2	3	4
Household Income (2)	\$48,840	\$55,770	\$62,755	\$69,740	\$75,295
Income Allocation to Housing	35.00%	35.00%	35.00%	35.00%	35.00%
Amount Available for Housing	\$17,094	\$19,520	\$21,964	\$24,409	\$26,353
Annual HOA/Insurance/Utilities (3)	\$1,000	\$1,300	\$1,600	\$1,900	\$2,400
Tax Rate	1.15%	1.15%	1.15%	1.15%	1.15%
Annual Taxes (4)	\$2,220	\$2,507	\$2,806	\$3,094	\$3,301
Available for Mortgage	\$13,875	\$15,713	\$17,558	\$19,416	\$20,653
Interest Rate	6.50%	6.50%	6.50%	6.50%	6.50%
Down Payment	5.00%	5.00%	5.00%	5.00%	5.00%
Closing Costs	0.00%	0.00%	0.00%	0.00%	0.00%
Supportable Mortgage	\$182,925	\$207,157	\$231,492	\$255,979	\$272,291
Add: Down Payment	\$9,650	\$10,900	\$12,200	\$13,450	\$14,350
(Less) Closing Costs	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Maximum Unit Price (Rounded)</b>	<b>\$193,000</b>	<b>\$218,000</b>	<b>\$244,000</b>	<b>\$269,000</b>	<b>\$287,000</b>

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2005 income limits.
- (3) Gross estimate. See Attachment G.
- (4) Based on affordable unit price. Property tax assessment may be based on market value of actual unit.

Source: State of California Department of Housing and Community Development, San Diego Housing Commission, California Redevelopment Law.

## **Attachment G**

### **Estimates of Annual HOA, Insurance, and Utilities**

TABLE G-1

ESTIMATE OF UTILITY ALLOWANCES  
CRL AND LIHTC RENT LIMITS, 2005  
SAN DIEGO REDEVELOPMENT AGENCY

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	Number of Bedrooms				
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Electric Heat	\$3	\$4	\$5	\$7	\$8
Gas Cooking	\$4	\$6	\$7	\$9	\$11
Gas Water Heater	\$6	\$8	\$10	\$12	\$15
Other Electric	<u>\$10</u>	<u>\$14</u>	<u>\$18</u>	<u>\$22</u>	<u>\$28</u>
Total	\$23	\$32	\$40	\$50	\$62

Source: San Diego Housing Commission 2005 Utility Allowance Schedule, February 28, 2005.

Prepared by: Keyser Marston Associates, Inc.  
Filename: i:\Data\SDRA05;4/27/2005;rks

**TABLE G-2**

**ESTIMATE OF ANNUAL HOA/INSURANCE/UTILITIES - MID-RISE/HIGH-RISE CONDOMINIUMS  
CRL PRICE LIMITS, 2005  
SAN DIEGO REDEVELOPMENT AGENCY**

	<b>Number of Bedrooms</b>				
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<b>I. Homeowner Association (HOA) Dues</b>					
Monthly	\$225	\$275	\$325	\$350	\$375
Annual	\$2,700	\$3,300	\$3,900	\$4,200	\$4,500
<b>II. Insurance</b>					
Annual	\$100	\$150	\$200	\$250	\$300
<b>III. Utilities (Annual) (1)</b>					
Electric Heat	\$36	\$48	\$60	\$84	\$96
Gas Cooking	\$48	\$72	\$84	\$108	\$132
Gas Water Heater	\$72	\$96	\$120	\$144	\$180
Other Electric	\$120	\$168	\$216	\$264	\$336
Water & Sewer	\$384	\$528	\$684	\$828	\$1,056
Trash	\$0	\$0	\$0	\$0	\$0
Range/Microwave	\$120	\$120	\$120	\$120	\$120
Refrigerator	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>
Total Utilities	\$912	\$1,164	\$1,416	\$1,680	\$2,052
<b>IV. Total HOA, Insurance, Utilities     Or Say (Rounded)</b>	<b>\$3,712</b>	<b>\$4,614</b>	<b>\$5,516</b>	<b>\$6,130</b>	<b>\$6,852</b>
	<b>\$3,700</b>	<b>\$4,600</b>	<b>\$5,500</b>	<b>\$6,100</b>	<b>\$6,900</b>

(1) Source: San Diego Housing Commission 2005 Utility Allowance Schedule, February 28, 2005.

**TABLE G-3**

**ESTIMATE OF ANNUAL HOA/INSURANCE/UTILITIES - LOW-RISE CONDOMINIUMS/TOWNHOMES  
CRL PRICE LIMITS, 2005  
SAN DIEGO REDEVELOPMENT AGENCY**

	<b>Number of Bedrooms</b>				
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<b>I. Homeowner Association (HOA) Dues</b>					
Monthly	\$100	\$125	\$150	\$175	\$200
Annual	\$1,200	\$1,500	\$1,800	\$2,100	\$2,400
<b>II. Insurance</b>					
Annual	\$100	\$150	\$200	\$250	\$300
<b>III. Utilities (Annual) (1)</b>					
Electric Heat	\$36	\$48	\$60	\$84	\$96
Gas Cooking	\$48	\$72	\$84	\$108	\$132
Gas Water Heater	\$72	\$96	\$120	\$144	\$180
Other Electric	\$120	\$168	\$216	\$264	\$336
Water & Sewer	\$384	\$528	\$684	\$828	\$1,056
Trash	\$0	\$0	\$0	\$0	\$0
Range/Microwave	\$120	\$120	\$120	\$120	\$120
Refrigerator	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>
Total Utilities	\$912	\$1,164	\$1,416	\$1,680	\$2,052
<b>IV. Total HOA, Insurance, Utilities     Or Say (Rounded)</b>	<b>\$2,212</b> <b>\$2,200</b>	<b>\$2,814</b> <b>\$2,800</b>	<b>\$3,416</b> <b>\$3,400</b>	<b>\$4,030</b> <b>\$4,000</b>	<b>\$4,752</b> <b>\$4,800</b>

(1) Source: San Diego Housing Commission 2005 Utility Allowance Schedule, February 28, 2005.

**TABLE G-4**

**ESTIMATE OF ANNUAL HOA/INSURANCE/UTILITIES - SINGLE-FAMILY HOMES  
CRL PRICE LIMITS, 2005  
SAN DIEGO REDEVELOPMENT AGENCY**

	<b>Number of Bedrooms</b>				
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
<b>I. Homeowner Association (HOA) Dues</b>					
Monthly	\$0	\$0	\$0	\$0	\$0
Annual	\$0	\$0	\$0	\$0	\$0
<b>II. Insurance</b>					
Annual	\$100	\$150	\$200	\$250	\$300
<b>III. Utilities (Annual) (1)</b>					
Electric Heat	\$36	\$48	\$60	\$84	\$96
Gas Cooking	\$48	\$72	\$84	\$108	\$132
Gas Water Heater	\$72	\$96	\$120	\$144	\$180
Other Electric	\$120	\$168	\$216	\$264	\$336
Water & Sewer	\$384	\$528	\$684	\$828	\$1,056
Trash	\$0	\$0	\$0	\$0	\$0
Range/Microwave	\$120	\$120	\$120	\$120	\$120
Refrigerator	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>	<u>\$132</u>
Total Utilities	\$912	\$1,164	\$1,416	\$1,680	\$2,052
<b>IV. Total HOA, Insurance, Utilities</b>					
<b>Or Say (Rounded)</b>	<b>\$1,012</b>	<b>\$1,314</b>	<b>\$1,616</b>	<b>\$1,930</b>	<b>\$2,352</b>
	<b>\$1,000</b>	<b>\$1,300</b>	<b>\$1,600</b>	<b>\$1,900</b>	<b>\$2,400</b>

(1) Source: San Diego Housing Commission 2005 Utility Allowance Schedule, February 28, 2005.