

2021 Rent and Income Limits - Redevelopment Projects

Affordable rents calculated as 30% of Median Income for appropriate household size times applicable AMI divided by 12 months

RENT LIMITS (1)

Unit Size (2) Household Size	CRL Classification	SB 341 Spending Limit	Studio 1	1-BR 2	2-BR 3	3-BR 4	4-BR 5	5-BR 6
20% AMI	Extremely Low	≥ 30%	\$333	\$381	\$428	\$476	\$514	\$552
25% AMI			\$416	\$476	\$535	\$594	\$642	\$689
30% AMI			\$499	\$571	\$642	\$713	\$770	\$827
35% AMI	Very Low	≤ 70%	\$582	\$666	\$749	\$832	\$899	\$965
40% AMI			\$666	\$761	\$856	\$951	\$1,027	\$1,103
45% AMI			\$749	\$856	\$963	\$1,070	\$1,155	\$1,241
50% AMI			\$832	\$951	\$1,070	\$1,189	\$1,284	\$1,379
55% AMI (3)	Low	≤ 70%	\$915	\$1,046	\$1,177	\$1,308	\$1,412	\$1,517
60% AMI (3)			\$998	\$1,142	\$1,284	\$1,427	\$1,541	\$1,655
70% AMI	Moderate	☒	\$1,165	\$1,332	\$1,498	\$1,664	\$1,797	\$1,930
80% AMI			\$1,331	\$1,522	\$1,712	\$1,902	\$2,054	\$2,206
100% AMI			\$1,664	\$1,903	\$2,140	\$2,378	\$2,568	\$2,758
110% AMI			\$1,830	\$2,093	\$2,354	\$2,615	\$2,824	\$3,033

LMIHAF must be spent per Senate Bill §34176.1(3)(A):

- at least 30% for households earning 30% AMI and less
- no more than 20% for households earning between 60% and 80% AMI

California Redevelopment Law (CRL)
H&SCs §50053 and §50093:

Extremely Low Income

- Earn up to 30% AMI - §50106
- Rent set at 30% AMI - §50053(b)(1)

Very Low Income

- Earn between 31-50% AMI - §50105
- Rent set at 50% AMI - §50053(b)(2)

Low Income

- Earn between 51-80% AMI - §50079.5
- Rent set at 60% AMI - §50053(b)(3)

Moderate Income

- Earn between 81-120% AMI - §50093
- Rent set at 110% AMI - §50053(b)(4)

INCOME LIMITS

Household Size	CRL Classification	SB 341 Spending Limit	1	2	3	4	5	6	7	8
30% AMI (4)	Extremely Low	≥ 30%	\$25,450	\$29,100	\$32,750	\$36,350	\$39,300	\$42,200	\$45,100	\$48,000
35% AMI (5)	Very Low	≤ 70%	\$29,700	\$33,950	\$38,200	\$42,400	\$45,800	\$49,200	\$52,600	\$56,000
40% AMI (5)			\$33,950	\$38,800	\$43,650	\$48,500	\$52,400	\$56,300	\$60,150	\$64,050
50% AMI (4)			\$42,450	\$48,500	\$54,550	\$60,600	\$65,450	\$70,300	\$75,150	\$80,000
60% AMI (5)	Low	≤ 20%	\$50,940	\$58,200	\$65,460	\$72,720	\$78,540	\$84,360	\$90,180	\$96,000
70% AMI (5)			\$59,400	\$67,900	\$76,350	\$84,850	\$91,650	\$98,450	\$105,200	\$112,000
80% AMI (4)			\$67,900	\$77,600	\$87,300	\$97,000	\$104,800	\$112,550	\$120,300	\$128,050
100% AMI (6)	Moderate	☒	\$66,500	\$76,100	\$85,600	\$95,100	\$102,700	\$110,300	\$117,900	\$125,550
120% AMI (6)			\$79,850	\$91,300	\$102,700	\$114,100	\$123,250	\$132,350	\$141,500	\$150,600

(1) Reflects gross rent. Actual cash paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

(2) Per Health & Safety Code section 50052.5(h). This does not serve as a limit on the actual household size occupying the unit, but rather is a limit on the gross rent that may be charged for that unit.

(3) Household income for units must be restricted below 60% AMI to avoid falling within the "60% to 80% AMI" category per SB 341. If not, no more than 20% of monies can be spent on these units.

(4) Per State of California Department of Housing and Community Development (HCD). Limits are consistent with HUD.

(5) Per San Diego Housing Commission published 2021 Income Limits (based on HUD formula income).

(6) Per HCD.

NOTE: The above affordable rent and income charts should be used only as a guide to determine maximum rents and qualification of affordable households and should be used in conjunction with the Housing Affordability Levels Memorandum and Rent Charts prepared annually for the City of San Diego. Always refer to the Regulatory Agreements governing each affordable housing project as restrictions vary by project.