

ATTACHMENT 3

**2010 Rent Limits
California Redevelopment Law
Low Income Housing Tax Credits**

City of San Diego

PIPELINE PROJECTS

Approved by Redevelopment Agency: After August 2008

Placed in Service: On or After May 14, 2010

Keyser Marston Associates, Inc.

July 15, 2010

PIPELINE PROJECTS

SUMMARY TABLE

RENT LIMITS, 2010 ⁽¹⁾

CENTRE CITY DEVELOPMENT CORPORATION

Approved by Redevelopment Agency: After August 2008

Placed in Service: On or After May 14, 2010

	LOW INCOME HOUSING TAX CREDITS ONLY					CALIFORNIA REDEVELOPMENT LAW WITH LOW INCOME HOUSING TAX CREDITS		
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI	55% AMI	60% AMI
Studio	\$344	\$412	\$481	\$550	\$618	\$661	\$727	\$793
1 Bedroom	\$368	\$441	\$515	\$589	\$662	\$736	\$809	\$883
2 Bedroom	\$442	\$530	\$618	\$707	\$795	\$849	\$934	\$1,019
3 Bedroom	\$510	\$612	\$714	\$816	\$918	\$944	\$1,038	\$1,133
4 Bedroom	\$569	\$683	\$797	\$911	\$1,019	\$1,019	\$1,121	\$1,223

	CALIFORNIA REDEVELOPMENT LAW					
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI
Studio	\$330	\$396	\$462	\$529	\$595	\$661
1 Bedroom	\$378	\$453	\$529	\$604	\$680	\$755
2 Bedroom	\$425	\$510	\$595	\$680	\$764	\$849
3 Bedroom	\$472	\$566	\$661	\$755	\$849	\$944
4 Bedroom	\$510	\$612	\$714	\$816	\$917	\$1,019

	CALIFORNIA REDEVELOPMENT LAW					
	55% AMI	60% AMI	70% AMI	80% AMI	100% AMI	110% AMI
Studio	\$727	\$793	\$925	\$1,057	\$1,321	\$1,453
1 Bedroom	\$831	\$906	\$1,057	\$1,208	\$1,510	\$1,661
2 Bedroom	\$934	\$1,019	\$1,189	\$1,359	\$1,699	\$1,869
3 Bedroom	\$1,038	\$1,133	\$1,321	\$1,510	\$1,888	\$2,076
4 Bedroom	\$1,121	\$1,223	\$1,427	\$1,631	\$2,039	\$2,243

(1) Reflects gross rent. Actual cash rent 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.

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

PIPELINE PROJECTS

TABLE 1

RESTRICTED RENTS - 25% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO

Approved by Redevelopment Agency: After August 2008
 Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. LIHTCs					
Percent of AMI	25%	25%	25%	25%	25%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$13,750	\$14,725	\$17,675	\$20,413	\$22,775
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$344	\$368	\$442	\$510	\$569
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (4)	\$344	\$368	\$442	\$510	\$569

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
 (2) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
 (3) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.
 (4) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 2

RESTRICTED RENTS - 30% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO

Approved by Redevelopment Agency: After August 2008
 Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. LIHTCs					
Percent of AMI	30%	30%	30%	30%	30%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$16,500	\$17,670	\$21,210	\$24,495	\$27,330
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$412	\$441	\$530	\$612	\$683
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (4)	\$412	\$441	\$530	\$612	\$683

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
 (2) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
 (3) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.
 (4) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 3

RESTRICTED RENTS - 35% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO

Approved by Redevelopment Agency: After August 2008
 Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. LIHTCs					
Percent of AMI	35%	35%	35%	35%	35%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$19,250	\$20,615	\$24,745	\$28,578	\$31,885
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$481	\$515	\$618	\$714	\$797
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (4)	\$481	\$515	\$618	\$714	\$797

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
 (2) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
 (3) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.
 (4) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 4

RESTRICTED RENTS - 40% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO

Approved by Redevelopment Agency: After August 2008
 Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. LIHTCs					
Percent of AMI	40%	40%	40%	40%	40%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$22,000	\$23,560	\$28,280	\$32,660	\$36,440
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$550	\$589	\$707	\$816	\$911
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (4)	\$550	\$589	\$707	\$816	\$911

- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
- (3) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.
- (4) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 5

RESTRICTED RENTS - 45% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO

Approved by Redevelopment Agency: After August 2008
 Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. LIHTCs					
Percent of AMI	45%	45%	45%	45%	45%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$24,750	\$26,505	\$31,815	\$36,743	\$40,995
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$618	\$662	\$795	\$918	\$1,024
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (4)	\$618	\$662	\$795	\$918	\$1,019 (5)

- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
- (3) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.
- (4) Reflects gross rent. Actual cash rent 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.
- (5) Reflects maximum California Redevelopment Law rent at 50% AMI. LIHTC rent for a four bedroom unit at 45% AMI is estimated at \$1,024.

PIPELINE PROJECTS

TABLE 6

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

**RESTRICTED RENTS - 50% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$26,425	\$30,200	\$33,975	\$37,750	\$40,775
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$661	\$755	\$849	\$944	\$1,019
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$661	\$755	\$849	\$944	\$1,019
B. <u>LIHTCs</u>					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$27,500	\$29,450	\$35,350	\$40,825	\$45,550
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$687	\$736	\$883	\$1,020	\$1,138
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$687	\$736	\$883	\$1,020	\$1,138
C. Maximum Monthly Rent (Lesser of A or B) (3)					
	\$661	\$736	\$849	\$944	\$1,019

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.
- (4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (5) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
- (6) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.

PIPELINE PROJECTS

TABLE 7

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

**RESTRICTED RENTS - 55% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$29,068	\$33,220	\$37,373	\$41,525	\$44,853
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$727	\$831	\$934	\$1,038	\$1,121
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$727	\$831	\$934	\$1,038	\$1,121
B. <u>LIHTCs</u>					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$30,250	\$32,395	\$38,885	\$44,908	\$50,105
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$756	\$809	\$972	\$1,122	\$1,252
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$756	\$809	\$972	\$1,122	\$1,252
C. Maximum Monthly Rent (Lesser of A or B) (3)					
	\$727	\$809	\$934	\$1,038	\$1,121

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.
- (4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (5) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
- (6) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.

PIPELINE PROJECTS

TABLE 8

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

**RESTRICTED RENTS - 60% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$31,710	\$36,240	\$40,770	\$45,300	\$48,930
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$793	\$906	\$1,019	\$1,133	\$1,223
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$793	\$906	\$1,019	\$1,133	\$1,223
B. <u>LIHTCs</u>					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$33,000	\$35,340	\$42,420	\$48,990	\$54,660
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$825	\$883	\$1,060	\$1,224	\$1,366
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$825	\$883	\$1,060	\$1,224	\$1,366
C. Maximum Monthly Rent (Lesser of A or B) (3)	\$793	\$883	\$1,019	\$1,133	\$1,223

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.
- (4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (5) California Tax Credit Allocation Committee 2010 maximum income levels for projects placed in service on or after May 14, 2010.
- (6) California Tax Credit Allocation Committee 2010 maximum rents for projects placed in service on or after May 14, 2010.

PIPELINE PROJECTS

TABLE 9

**RESTRICTED RENTS - 25% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	25%	25%	25%	25%	25%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$13,213	\$15,100	\$16,988	\$18,875	\$20,388
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$330	\$378	\$425	\$472	\$510
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$330	\$378	\$425	\$472	\$510

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 10

**RESTRICTED RENTS - 30% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	30%	30%	30%	30%	30%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$15,855	\$18,120	\$20,385	\$22,650	\$24,465
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$396	\$453	\$510	\$566	\$612
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$396	\$453	\$510	\$566	\$612

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 11

**RESTRICTED RENTS - 35% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	35%	35%	35%	35%	35%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$18,498	\$21,140	\$23,783	\$26,425	\$28,543
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$462	\$529	\$595	\$661	\$714
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$462	\$529	\$595	\$661	\$714

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 12

**RESTRICTED RENTS - 40% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	40%	40%	40%	40%	40%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$21,140	\$24,160	\$27,180	\$30,200	\$32,620
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$529	\$604	\$680	\$755	\$816
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$529	\$604	\$680	\$755	\$816

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 13

**RESTRICTED RENTS - 45% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	45%	45%	45%	45%	45%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$23,783	\$27,180	\$30,578	\$33,975	\$36,698
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$595	\$680	\$764	\$849	\$917
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$595	\$680	\$764	\$849	\$917

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 14

**RESTRICTED RENTS - 50% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$26,425	\$30,200	\$33,975	\$37,750	\$40,775
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$661	\$755	\$849	\$944	\$1,019
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$661	\$755	\$849	\$944	\$1,019

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 15

**RESTRICTED RENTS - 55% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$29,068	\$33,220	\$37,373	\$41,525	\$44,853
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$727	\$831	\$934	\$1,038	\$1,121
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$727	\$831	\$934	\$1,038	\$1,121

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 16

**RESTRICTED RENTS - 60% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$31,710	\$36,240	\$40,770	\$45,300	\$48,930
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$793	\$906	\$1,019	\$1,133	\$1,223
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$793	\$906	\$1,019	\$1,133	\$1,223

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 17

**RESTRICTED RENTS - 70% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	70%	70%	70%	70%	70%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$36,995	\$42,280	\$47,565	\$52,850	\$57,085
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$925	\$1,057	\$1,189	\$1,321	\$1,427
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$925	\$1,057	\$1,189	\$1,321	\$1,427

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 18

**RESTRICTED RENTS - 80% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. California Redevelopment Law					
Percent of AMI	80%	80%	80%	80%	80%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$42,280	\$48,320	\$54,360	\$60,400	\$65,240
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,057	\$1,208	\$1,359	\$1,510	\$1,631
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$1,057	\$1,208	\$1,359	\$1,510	\$1,631

- (1) As assigned by California Redevelopment Law.
- (2) State of California Department of Housing and Community Development (HCD) 2010 income limits.
- (3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 19

**RESTRICTED RENTS - 100% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	100%	100%	100%	100%	100%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,321	\$1,510	\$1,699	\$1,888	\$2,039
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$1,321	\$1,510	\$1,699	\$1,888	\$2,039

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2010 income limits.

(3) Reflects gross rent. Actual cash rent 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.

PIPELINE PROJECTS

TABLE 20

**RESTRICTED RENTS - 110% AMI, 2010
RENT LIMIT CALCULATION
CITY OF SAN DIEGO**

Approved by Redevelopment Agency: After August 2008
Placed in Service: On or After May 14, 2010

Number of Bedrooms	0	1	2	3	4
A. <u>California Redevelopment Law</u>					
Percent of AMI	110%	110%	110%	110%	110%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$58,135	\$66,440	\$74,745	\$83,050	\$89,705
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,453	\$1,661	\$1,869	\$2,076	\$2,243
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$1,453	\$1,661	\$1,869	\$2,076	\$2,243

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2010 income limits.

(3) Reflects gross rent. Actual cash rent 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.