



KEYSER MARSTON ASSOCIATES™  
ADVISORS IN PUBLIC/PRIVATE REAL ESTATE DEVELOPMENT

**MEMORANDUM**

**To:** Janice Weinrick, Deputy Executive Director  
City of San Diego Redevelopment Agency

ADVISORS IN:  
REAL ESTATE  
REDEVELOPMENT  
AFFORDABLE HOUSING  
ECONOMIC DEVELOPMENT

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

**Date:** August 5, 2011

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**Subject:** Project-Specific Affordable Rent Limits - 2011

**I. INTRODUCTION**

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**A. Objective**

The Redevelopment Agency of the City of San Diego (Agency) engaged Keyser Marston Associates, Inc. (KMA) to prepare estimates of current affordable housing rents for the City of San Diego, using 2011 income figures published by 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).

SAN DIEGO  
GERALD M. TRIMBLE  
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The methodology for calculating the current rent estimates for 2011 are discussed below and presented in detail in the attached Appendices. Note that the tables attached to this memorandum reflect gross rents. The actual cash paid by each tenant is equal to gross rent less a tenant-paid utility allowance. The utility allowance deduction is based on a project's actual profile. See the San Diego Housing Commission Utility Allowance Schedule to determine the utility allowance for a specific project.

It is important to note that the covenants in the approved regulatory agreement for a specific project will supersede the methodology discussed below.

**B. Background**

The purpose of this transmittal memorandum and attachments is to identify the appropriate program from which to determine the affordable rents for specific projects. There are two factors to consider when determining the maximum affordable rent for projects financed with Housing Set-Aside Funds (Set-Aside) and Low Income Housing Tax Credits (LIHTC):

1. Approval Date – the date that the project received Agency approval; and
2. Placed in Service Date – the date that the Project was placed in service.

Approval Date

Whether a project received Agency approval before or after August 2008 is used as a key factor by the Agency in determining the maximum affordable rent for a specific project.

Prior to 2008, the Agency was advised that affordable rents for projects financed with Set-Aside and LIHTC should be determined based on the strictest standard imposed by California Redevelopment Law (CRL) or TCAC.

In August 2008, the Agency’s legal counsel, Kane Ballmer & Berkman provided an opinion to the Agency stating that CRL allows units below 50% Area Median Income (AMI), to be charged LIHTC rents, and that CCDC would be allowed to count those units as very low income units, so long as those rents do not exceed the maximum CRL rents for Very Low Income households. As for units at 50% AMI and above, the rents should reflect the more restrictive rent as determined under CRL and the TCAC program.

As shown below, in order to maintain a consistent approach in determining the maximum affordable rents for projects approved by the Agency prior to August 2008, the Agency has implemented a policy requiring all units receiving Agency approval prior to August 2008 to charge rents based on the strictest standard imposed by California Redevelopment Law (CRL) or TCAC. Units approved after August 2008 are allowed to charge TCAC rents for units below 50% AMI and the more restrictive rent as determined by CRL or TCAC for units at 50% AMI or above.

<b>Approved by Redevelopment Agency</b>	<b>Units Below 50% AMI</b>	<b>50% AMI and Above</b>
<b>Before August 2008</b>	Lesser of CRL vs. TCAC	
<b>After August 2008</b>	TCAC	Lesser of CRL vs. TCAC

Placed In Service Date

The placed in service date for a project is also a key factor in determining the maximum affordable rents. TCAC has published four separate income and rent limit charts reflecting the following placed in service dates:

Placed In Service Date		100% AMI Income Limit, 2011 <sup>(1)</sup>
On or before	12/31/2008	\$82,600
Between	1/1/2009 – 5/13/2010	\$82,600
Between	5/14/2010 – 5/30/2011	\$81,900
On or after	5/31/2011	\$81,900

(1) Reflects the income limit for a 4-person household in San Diego County, 2011.

As shown above, the first two time periods and the second two time periods have identical income limits in San Diego County. As such, the calculation of TCAC rents for the four time periods can be combined into two time periods, as follows:

1. Placed in Service Before May 14, 2010
2. Placed in Service On or After May 14, 2010

**II. METHODOLOGY / APPROACH**

After taking into consideration the approval date and placed in service date parameters noted above, KMA identified three categories for which each Agency project can be placed.

- Category A = projects approved before August 2008 and placed in service before May 14, 2010
- Category B = projects approved projects approved before August 2008 and placed in service on or after May 14, 2010
- Category C = projects approved projects approved after August 2008 and placed in service on or after May 14, 2010

The three categories noted above and their relationship to the attached Appendices are illustrated below:

		Placed in Service Date	
		Before May 14, 2010	On or After May 14, 2010
Approved by Agency Before August 2008	A	B	[Attachment 1]
Approved by Agency After August 2008	Not applicable	C	[Attachment 2]

As shown, projects approved before August 2008 are placed in either Category A or B depending upon the project's placed in service date. Rent calculations at all income levels are determined based on the lesser of CRL and TCAC rent limits. KMA finds that at all income levels, CRL rents are lower than the TCAC rent limits. As such, there is no distinction between the rents calculated in Category A and the rents calculated in Category B. Therefore, Category A and B has been combined and presented in Attachment 1. (The 2011 TCAC income and rent limits presented in Attachment 1 apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.)

Projects approved after August 2008 are placed in Category C. KMA found no Agency projects approved after August 2008 and placed in service before May 14, 2010. As such, the placed in service date for Category C is also irrelevant. Projects in Category C are presented in Attachment 2.

In summary, approval date and placed in service date parameters applying to Attachment 1 and 2 are as follows:

Attachment 1
Approved by Agency: Prior to August 2008  Placed in Service: Before May 14, 2010 and On or After May 14, 2010

Attachment 2
Approved by Agency: After August 2008  Placed in Service: On or After May 14, 2010

attachments

**ATTACHMENT 1**

**2011 Rent Limits  
California Redevelopment Law  
Low Income Housing Tax Credits**

**City of San Diego**

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*Approved by Redevelopment Agency: Prior to August 2008*

*Placed in Service: Before May 14, 2010*

*Placed in Service: On or After May 14, 2010*

**Keyser Marston Associates, Inc.**

**August 5, 2011**

SUMMARY TABLE

Approved by Redevelopment Agency Prior to August 2008

RENT LIMITS, 2011 <sup>(1)(2)</sup>  
CITY OF SAN DIEGO

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	\$328	\$393	\$459	\$525	\$590	\$656	\$721	\$787
1 Bedroom	\$374	\$449	\$524	\$599	\$674	\$749	\$824	\$899
2 Bedroom	\$421	\$506	\$590	\$674	\$758	\$843	\$927	\$1,011
3 Bedroom	\$468	\$562	\$655	\$749	\$843	\$936	\$1,030	\$1,124
4 Bedroom	\$506	\$607	\$708	\$809	\$910	\$1,011	\$1,112	\$1,214

CALIFORNIA REDEVELOPMENT LAW						
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI
Studio	\$328	\$393	\$459	\$525	\$590	\$656
1 Bedroom	\$374	\$449	\$524	\$599	\$674	\$749
2 Bedroom	\$421	\$506	\$590	\$674	\$758	\$843
3 Bedroom	\$468	\$562	\$655	\$749	\$843	\$936
4 Bedroom	\$506	\$607	\$708	\$809	\$910	\$1,011

CALIFORNIA REDEVELOPMENT LAW						
	55% AMI	60% AMI	70% AMI	80% AMI	100% AMI	110% AMI
Studio	\$721	\$787	\$918	\$1,049	\$1,311	\$1,442
1 Bedroom	\$824	\$899	\$1,048	\$1,198	\$1,498	\$1,647
2 Bedroom	\$927	\$1,011	\$1,180	\$1,348	\$1,685	\$1,854
3 Bedroom	\$1,030	\$1,124	\$1,311	\$1,498	\$1,873	\$2,060
4 Bedroom	\$1,112	\$1,214	\$1,416	\$1,618	\$2,023	\$2,225

(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.

(2) Please review approved covenants in the regulatory agreement to determine appropriate methodology for calculation of affordable rents.

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

TABLE 1

Approved by Redevelopment Agency  
Prior to August 2008**RESTRICTED RENTS - 25% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$13,113	\$14,975	\$16,850	\$18,725	\$20,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$328	\$374	\$421	\$468	\$506
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$328	\$374	\$421	\$468	\$506
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	25%	25%	25%	25%	25%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$14,450	\$15,488	\$18,575	\$21,475	\$23,950
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$361	\$387	\$464	\$537	\$599
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$361	\$387	\$464	\$537	\$599
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$328</b>	<b>\$374</b>	<b>\$421</b>	<b>\$468</b>	<b>\$506</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 2

Approved by Redevelopment Agency  
Prior to August 2008**RESTRICTED RENTS - 30% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$15,735	\$17,970	\$20,220	\$22,470	\$24,270
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$393	\$449	\$506	\$562	\$607
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$393	\$449	\$506	\$562	\$607
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	30%	30%	30%	30%	30%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$17,340	\$18,585	\$22,290	\$25,770	\$28,740
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$433	\$464	\$557	\$644	\$718
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$433	\$464	\$557	\$644	\$718
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$393</b>	<b>\$449</b>	<b>\$506</b>	<b>\$562</b>	<b>\$607</b>

Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 3

Approved by Redevelopment Agency  
Prior to August 2008

**RESTRICTED RENTS - 35% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$18,358	\$20,965	\$23,590	\$26,215	\$28,315
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$459	\$524	\$590	\$655	\$708
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$459	\$524	\$590	\$655	\$708
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	35%	35%	35%	35%	35%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$20,230	\$21,683	\$26,005	\$30,065	\$33,530
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$505	\$542	\$650	\$751	\$838
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$505	\$542	\$650	\$751	\$838
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$459</b>	<b>\$524</b>	<b>\$590</b>	<b>\$655</b>	<b>\$708</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 4

Approved by Redevelopment Agency  
Prior to August 2008**RESTRICTED RENTS - 40% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$20,980	\$23,960	\$26,960	\$29,960	\$32,360
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$525	\$599	\$674	\$749	\$809
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$525	\$599	\$674	\$749	\$809
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	40%	40%	40%	40%	40%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$23,120	\$24,780	\$29,720	\$34,360	\$38,320
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$578	\$619	\$743	\$859	\$958
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$578	\$619	\$743	\$859	\$958
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$525</b>	<b>\$599</b>	<b>\$674</b>	<b>\$749</b>	<b>\$809</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 5

Approved by Redevelopment Agency  
Prior to August 2008**RESTRICTED RENTS - 45% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$23,603	\$26,955	\$30,330	\$33,705	\$36,405
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$590	\$674	\$758	\$843	\$910
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$590	\$674	\$758	\$843	\$910
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	45%	45%	45%	45%	45%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$26,010	\$27,878	\$33,435	\$38,655	\$43,110
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$650	\$696	\$835	\$966	\$1,077
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$650	\$696	\$835	\$966	\$1,077
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$590</b>	<b>\$674</b>	<b>\$758</b>	<b>\$843</b>	<b>\$910</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 6

Approved by Redevelopment Agency  
Prior to August 2008

**RESTRICTED RENTS - 50% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>
<b>B. <u>LIHTCs</u></b>					
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)	\$28,900	\$30,975	\$37,150	\$42,950	\$47,900
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$722	\$774	\$928	\$1,073	\$1,197
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$722</b>	<b>\$774</b>	<b>\$928</b>	<b>\$1,073</b>	<b>\$1,197</b>
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 7

Approved by Redevelopment Agency  
Prior to August 2008**RESTRICTED RENTS - 55% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$721	\$824	\$927	\$1,030	\$1,112
<b>B. <u>LIHTCs</u></b>					
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)	\$31,790	\$34,073	\$40,865	\$47,245	\$52,690
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$794	\$851	\$1,021	\$1,181	\$1,317
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$794	\$851	\$1,021	\$1,181	\$1,317
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 8

Approved by Redevelopment Agency  
Prior to August 2008

**RESTRICTED RENTS - 60% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$787	\$899	\$1,011	\$1,124	\$1,214
<b>B. <u>LIHTCs</u></b>					
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)	\$34,680	\$37,170	\$44,580	\$51,540	\$57,480
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$867	\$929	\$1,114	\$1,288	\$1,437
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$867	\$929	\$1,114	\$1,288	\$1,437
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

*Note: The California Tax Credit Allocation Committee (TCAC) 2011 income and rent limits shown above apply to projects placed in service before May 14, 2010. The 2011 TCAC income and rent limits for projects placed in service on or after May 14, 2010 are slightly lower. However, the CRL rent limits are more restrictive in both cases.*

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service before May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service before May 14, 2010.

TABLE 9

RESTRICTED RENTS - 25% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO

Approved by Redevelopment Agency  
Prior to August 2008

Number of Bedrooms	0	1	2	3	4
<b>A. California Redevelopment Law</b>					
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)	\$13,113	\$14,975	\$16,850	\$18,725	\$20,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$328	\$374	\$421	\$468	\$506
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$328</b>	<b>\$374</b>	<b>\$421</b>	<b>\$468</b>	<b>\$506</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 10

**RESTRICTED RENTS - 30% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$15,735	\$17,970	\$20,220	\$22,470	\$24,270
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$393	\$449	\$506	\$562	\$607
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$393</b>	<b>\$449</b>	<b>\$506</b>	<b>\$562</b>	<b>\$607</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 11

RESTRICTED RENTS - 35% AMI, 2011  
 RENT LIMIT CALCULATION  
 CITY OF SAN DIEGO

Approved by Redevelopment Agency  
 Prior to August 2008

Number of Bedrooms	0	1	2	3	4
<b>A. California Redevelopment Law</b>					
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)	\$18,358	\$20,965	\$23,590	\$26,215	\$28,315
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$459	\$524	\$590	\$655	\$708
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$459</b>	<b>\$524</b>	<b>\$590</b>	<b>\$655</b>	<b>\$708</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 12

**RESTRICTED RENTS - 40% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$20,980	\$23,960	\$26,960	\$29,960	\$32,360
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$525	\$599	\$674	\$749	\$809
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$525</b>	<b>\$599</b>	<b>\$674</b>	<b>\$749</b>	<b>\$809</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 13

**RESTRICTED RENTS - 45% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$23,603	\$26,955	\$30,330	\$33,705	\$36,405
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$590	\$674	\$758	\$843	\$910
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$590</b>	<b>\$674</b>	<b>\$758</b>	<b>\$843</b>	<b>\$910</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 14

**RESTRICTED RENTS - 50% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 15

**RESTRICTED RENTS - 55% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 16

**RESTRICTED RENTS - 60% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 17

**RESTRICTED RENTS - 70% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$36,715	\$41,930	\$47,180	\$52,430	\$56,630
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$918	\$1,048	\$1,180	\$1,311	\$1,416
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$918</b>	<b>\$1,048</b>	<b>\$1,180</b>	<b>\$1,311</b>	<b>\$1,416</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 18

**RESTRICTED RENTS - 80% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$41,960	\$47,920	\$53,920	\$59,920	\$64,720
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,049	\$1,198	\$1,348	\$1,498	\$1,618
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,049</b>	<b>\$1,198</b>	<b>\$1,348</b>	<b>\$1,498</b>	<b>\$1,618</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 19

**RESTRICTED RENTS - 100% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$52,450	\$59,900	\$67,400	\$74,900	\$80,900
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,311	\$1,498	\$1,685	\$1,873	\$2,023
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,311</b>	<b>\$1,498</b>	<b>\$1,685</b>	<b>\$1,873</b>	<b>\$2,023</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 20

**RESTRICTED RENTS - 110% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
Prior to August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$57,695	\$65,890	\$74,140	\$82,390	\$88,990
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,442	\$1,647	\$1,854	\$2,060	\$2,225
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,442</b>	<b>\$1,647</b>	<b>\$1,854</b>	<b>\$2,060</b>	<b>\$2,225</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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.

**ATTACHMENT 2**

**2011 Rent Limits  
California Redevelopment Law  
Low Income Housing Tax Credits**

**City of San Diego**

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*Approved by Redevelopment Agency: After August 2008*

*Placed in Service: On or After May 14, 2010*

**Keyser Marston Associates, Inc.**

**August 5, 2011**

SUMMARY TABLE

Approved by Redevelopment Agency After August 2008

RENT LIMITS, 2011 <sup>(1)(2)</sup>

CENTRE CITY DEVELOPMENT CORPORATION

	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	\$359	\$430	\$502	\$574	\$645	\$656	\$721	\$787
1 Bedroom	\$384	\$461	\$538	\$615	\$691	\$749	\$824	\$899
2 Bedroom	\$461	\$553	\$645	\$738	\$830	\$843	\$927	\$1,011
3 Bedroom	\$533	\$639	\$745	\$852	\$936	\$936	\$1,030	\$1,124
4 Bedroom	\$594	\$713	\$832	\$951	\$1,011	\$1,011	\$1,112	\$1,214

CALIFORNIA REDEVELOPMENT LAW						
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI
Studio	\$328	\$393	\$459	\$525	\$590	\$656
1 Bedroom	\$374	\$449	\$524	\$599	\$674	\$749
2 Bedroom	\$421	\$506	\$590	\$674	\$758	\$843
3 Bedroom	\$468	\$562	\$655	\$749	\$843	\$936
4 Bedroom	\$506	\$607	\$708	\$809	\$910	\$1,011

CALIFORNIA REDEVELOPMENT LAW						
	55% AMI	60% AMI	70% AMI	80% AMI	100% AMI	110% AMI
Studio	\$721	\$787	\$918	\$1,049	\$1,311	\$1,442
1 Bedroom	\$824	\$899	\$1,048	\$1,198	\$1,498	\$1,647
2 Bedroom	\$927	\$1,011	\$1,180	\$1,348	\$1,685	\$1,854
3 Bedroom	\$1,030	\$1,124	\$1,311	\$1,498	\$1,873	\$2,060
4 Bedroom	\$1,112	\$1,214	\$1,416	\$1,618	\$2,023	\$2,225

(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.

(2) Please review approved covenants in the regulatory agreement to determine appropriate methodology for calculation of affordable rents.

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

TABLE 1

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 25% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
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**A. LIHTCs**

<b>Percent of AMI</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>	<b>25%</b>
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$14,350	\$15,375	\$18,450	\$21,300	\$23,775
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$359	\$384	\$461	\$533	\$594
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$359</b>	<b>\$384</b>	<b>\$461</b>	<b>\$533</b>	<b>\$594</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2011 maximum income levels for projects placed in service on or after May 14, 2010.

(3) California Tax Credit Allocation Committee 2011 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.

TABLE 2

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 30% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
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**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)	\$17,220	\$18,450	\$22,140	\$25,560	\$28,530
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$430	\$461	\$553	\$639	\$713
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$430</b>	<b>\$461</b>	<b>\$553</b>	<b>\$639</b>	<b>\$713</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2011 maximum income levels for projects placed in service on or after May 14, 2010.

(3) California Tax Credit Allocation Committee 2011 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.

TABLE 3

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 35% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. LIHTCs</b>					
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)	\$20,090	\$21,525	\$25,830	\$29,820	\$33,285
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$502	\$538	\$645	\$745	\$832
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$502</b>	<b>\$538</b>	<b>\$645</b>	<b>\$745</b>	<b>\$832</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2011 maximum income levels for projects placed in service on or after May 14, 2010.

(3) California Tax Credit Allocation Committee 2011 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.

TABLE 4

Approved by Redevelopment Agency  
After August 2008**RESTRICTED RENTS - 40% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. LIHTCs</b>					
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)	\$22,960	\$24,600	\$29,520	\$34,080	\$38,040
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$574	\$615	\$738	\$852	\$951
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$574</b>	<b>\$615</b>	<b>\$738</b>	<b>\$852</b>	<b>\$951</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2011 maximum income levels for projects placed in service on or after May 14, 2010.

(3) California Tax Credit Allocation Committee 2011 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.

TABLE 5

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 45% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. LIHTCs</b>					
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)	\$25,830	\$27,675	\$33,210	\$38,340	\$42,795
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$645	\$691	\$830	\$958	\$1,069
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$645</b>	<b>\$691</b>	<b>\$830</b>	<b>\$936 (5)</b>	<b>\$1,011 (6)</b>

- (1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.
- (2) California Tax Credit Allocation Committee 2011 maximum income levels for projects placed in service on or after May 14, 2010.
- (3) California Tax Credit Allocation Committee 2011 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 three bedroom unit at 45% AMI is estimated at \$958.
- (6) Reflects maximum California Redevelopment Law rent at 50% AMI. LIHTC rent for a four bedroom unit at 45% AMI is estimated at \$1,069.

TABLE 6

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 50% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>
<b>B. <u>LIHTCs</u></b>					
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)	\$28,700	\$30,750	\$36,900	\$42,600	\$47,550
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$717	\$768	\$922	\$1,065	\$1,188
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$717</b>	<b>\$768</b>	<b>\$922</b>	<b>\$1,065</b>	<b>\$1,188</b>
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service on or after May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service on or after May 14, 2010.

TABLE 7

Approved by Redevelopment Agency  
After August 2008

**RESTRICTED RENTS - 55% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$721	\$824	\$927	\$1,030	\$1,112
<b>B. LIHTCs</b>					
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)	\$31,570	\$33,825	\$40,590	\$46,860	\$52,305
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$789	\$845	\$1,014	\$1,171	\$1,307
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$789	\$845	\$1,014	\$1,171	\$1,307
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>					
	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service on or after May 14, 2010.
- (6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service on or after May 14, 2010.

TABLE 8

Approved by Redevelopment Agency  
After August 2008**RESTRICTED RENTS - 60% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$787	\$899	\$1,011	\$1,124	\$1,214
<b>B. <u>LIHTCs</u></b>					
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)	\$34,440	\$36,900	\$44,280	\$51,120	\$57,060
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$861	\$922	\$1,107	\$1,278	\$1,426
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
Maximum Monthly Rent (3)	\$861	\$922	\$1,107	\$1,278	\$1,426
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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 2011 maximum income levels for projects placed in service on or after May 14, 2010.

(6) California Tax Credit Allocation Committee 2011 maximum rents for projects placed in service on or after May 14, 2010.

TABLE 9

RESTRICTED RENTS - 25% AMI, 2011  
 RENT LIMIT CALCULATION  
 CITY OF SAN DIEGO

Approved by Redevelopment Agency  
 After August 2008

Number of Bedrooms	0	1	2	3	4
<b>A. California Redevelopment Law</b>					
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)	\$13,113	\$14,975	\$16,850	\$18,725	\$20,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$328	\$374	\$421	\$468	\$506
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$328</b>	<b>\$374</b>	<b>\$421</b>	<b>\$468</b>	<b>\$506</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 10

**RESTRICTED RENTS - 30% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$15,735	\$17,970	\$20,220	\$22,470	\$24,270
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$393	\$449	\$506	\$562	\$607
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$393</b>	<b>\$449</b>	<b>\$506</b>	<b>\$562</b>	<b>\$607</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 11

**RESTRICTED RENTS - 35% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$18,358	\$20,965	\$23,590	\$26,215	\$28,315
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$459	\$524	\$590	\$655	\$708
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$459</b>	<b>\$524</b>	<b>\$590</b>	<b>\$655</b>	<b>\$708</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 12

**RESTRICTED RENTS - 40% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$20,980	\$23,960	\$26,960	\$29,960	\$32,360
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$525	\$599	\$674	\$749	\$809
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$525</b>	<b>\$599</b>	<b>\$674</b>	<b>\$749</b>	<b>\$809</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 13

RESTRICTED RENTS - 45% AMI, 2011  
 RENT LIMIT CALCULATION  
 CITY OF SAN DIEGO

Approved by Redevelopment Agency  
 After August 2008

Number of Bedrooms	0	1	2	3	4
<b>A. California Redevelopment Law</b>					
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)	\$23,603	\$26,955	\$30,330	\$33,705	\$36,405
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$590	\$674	\$758	\$843	\$910
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$590</b>	<b>\$674</b>	<b>\$758</b>	<b>\$843</b>	<b>\$910</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 14

**RESTRICTED RENTS - 50% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 15

RESTRICTED RENTS - 55% AMI, 2011  
 RENT LIMIT CALCULATION  
 CITY OF SAN DIEGO

Approved by Redevelopment Agency  
 After August 2008

Number of Bedrooms	0	1	2	3	4
<b>A. California Redevelopment Law</b>					
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)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
<b>Maximum Monthly Rent (3)</b>	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 16

**RESTRICTED RENTS - 60% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

(1) As assigned by California Redevelopment Law (CRL).

(2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 17

**RESTRICTED RENTS - 70% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
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)	\$36,715	\$41,930	\$47,180	\$52,430	\$56,630
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$918	\$1,048	\$1,180	\$1,311	\$1,416
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$918</b>	<b>\$1,048</b>	<b>\$1,180</b>	<b>\$1,311</b>	<b>\$1,416</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 18

**RESTRICTED RENTS - 80% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$41,960	\$47,920	\$53,920	\$59,920	\$64,720
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,049	\$1,198	\$1,348	\$1,498	\$1,618
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,049</b>	<b>\$1,198</b>	<b>\$1,348</b>	<b>\$1,498</b>	<b>\$1,618</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 19

**RESTRICTED RENTS - 100% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$52,450	\$59,900	\$67,400	\$74,900	\$80,900
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,311	\$1,498	\$1,685	\$1,873	\$2,023
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,311</b>	<b>\$1,498</b>	<b>\$1,685</b>	<b>\$1,873</b>	<b>\$2,023</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.

TABLE 20

**RESTRICTED RENTS - 110% AMI, 2011  
RENT LIMIT CALCULATION  
CITY OF SAN DIEGO**

Approved by Redevelopment Agency  
After August 2008

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. California Redevelopment Law</b>					
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)	\$57,695	\$65,890	\$74,140	\$82,390	\$88,990
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,442	\$1,647	\$1,854	\$2,060	\$2,225
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,442</b>	<b>\$1,647</b>	<b>\$1,854</b>	<b>\$2,060</b>	<b>\$2,225</b>

- (1) As assigned by California Redevelopment Law (CRL).
- (2) State of California Department of Housing and Community Development (HCD) 2011 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.