

2022 Maximum Income Levels

HUD effective April 18, 2022

San Diego-Carlsbad-San Marcos MSA

| % of area median income (AMI) | <i>Number of Household Members</i> | | | | | | | |
|-------------------------------|------------------------------------|----------|----------|-----------|-----------|-----------|-----------|-----------|
| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
| 30% | \$27,350 | \$31,250 | \$35,150 | \$39,050 | \$42,200 | \$45,300 | \$48,450 | \$51,550 |
| 50% | \$45,550 | \$52,050 | \$58,550 | \$65,050 | \$70,300 | \$75,500 | \$80,700 | \$85,900 |
| 60% | \$54,660 | \$62,460 | \$70,260 | \$78,060 | \$84,360 | \$90,600 | \$96,840 | \$103,080 |
| 80% | \$72,900 | \$83,300 | \$93,700 | \$104,100 | \$112,450 | \$120,800 | \$129,100 | \$137,450 |
| 100% | \$74,850 | \$85,500 | \$92,600 | \$106,900 | \$115,450 | \$124,000 | \$132,550 | \$141,100 |

2022 Maximum Income Levels

California Redevelopment Law / LIHTC

San Diego County

(per Keyser Marston October 20, 2022)

| % of area median income (AMI) | <i>Number of Household Members</i> | | | | | | | |
|-------------------------------|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
| 40% | \$36,440 | \$41,640 | \$46,840 | \$52,040 | \$56,240 | \$60,400 | \$64,560 | \$68,720 |
| 50% | \$45,550 | \$52,050 | \$58,550 | \$65,050 | \$70,300 | \$75,500 | \$80,700 | \$85,900 |
| 60% | \$54,660 | \$62,460 | \$70,260 | \$78,060 | \$84,360 | \$90,600 | \$96,840 | \$103,080 |
| 80% | \$72,900 | \$83,300 | \$93,700 | \$104,100 | \$112,450 | \$120,800 | \$129,100 | \$137,450 |
| 100% | \$74,850 | \$85,500 | \$96,200 | \$106,900 | \$115,450 | \$124,000 | \$132,550 | \$141,100 |
| 120% | \$89,800 | \$102,650 | \$115,450 | \$128,300 | \$138,550 | \$148,850 | \$159,100 | \$169,350 |

2022 Maximum Income Levels

HCD effective May 13, 2022

San Diego County

| % of area median income (AMI) | <i>Number of Household Members</i> | | | | | | | |
|-------------------------------|------------------------------------|-----------|-----------|------------------|-----------|-----------|-----------|-----------|
| | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
| 30% | \$27,350 | \$31,250 | \$35,150 | \$39,050 | \$42,200 | \$45,300 | \$48,450 | \$51,550 |
| 50% | \$45,550 | \$52,050 | \$58,550 | \$65,050 | \$70,300 | \$75,500 | \$80,700 | \$85,900 |
| 60% | \$54,660 | \$62,460 | \$70,260 | \$78,060 | \$84,360 | \$90,600 | \$96,840 | \$103,080 |
| 80% | \$72,900 | \$83,300 | \$93,700 | \$104,100 | \$112,450 | \$120,800 | \$129,100 | \$137,450 |
| 100% | \$74,850 | \$85,500 | \$96,200 | \$106,900 | \$115,450 | \$124,000 | \$132,550 | \$141,100 |
| 120% | \$89,800 | \$102,650 | \$115,450 | \$128,300 | \$138,550 | \$148,850 | \$159,100 | \$169,350 |

2022 SUMMARY OF AFFORDABILITY GUIDELINES

Annual Income Limits / Monthly Housing Rental Restrictions

| AREA MEDIAN INCOME (100% AMI / 4 Persons) HOME (HUD) = \$106,900 STATE (CRL) = \$106,900 STATE (TCAC) = \$130,100 | | HOME (HUD) LIMITS Effective 06-15-22 | | CALIFORNIA REDEVELOPMENT LAW ¹ Effective 10-20-22 | | CALIFORNIA REDEVELOPMENT LAW with LIHTC ¹ (On or after 12-03-2012) ² | |
|---|----------------|---|-------------------------------------|---|-------------------------------------|--|-------------------------------------|
| | | MAXIMUM YEARLY HOUSEHOLD INCOME | GROSS MAXIMUM RENTS ^{3, 4} | MAXIMUM YEARLY HOUSEHOLD INCOME | GROSS MAXIMUM RENTS ^{3, 4} | MAXIMUM YEARLY HOUSEHOLD INCOME | GROSS MAXIMUM RENTS ^{3, 4} |
| # of BEDROOMS | HOUSEHOLD SIZE | EXTREMELY LOW (30% AMI) | FORMULA 30% OF 30% | | | VERY VERY LOW (40% AMI) ² | FORMULA 30% OF 40% |
| 0 | 1 PERSON | \$27,350 | \$683 | | | \$36,440 | \$911 |
| 1 | 2 PERSON | \$31,250 | \$781 | | | \$41,640 | \$976 |
| 2 | 3 PERSON | \$35,150 | \$878 | | | \$46,840 | \$1,171 |
| 3 | 4 PERSON | \$39,050 | \$976 | | | \$52,040 | \$1,336 |
| 4 | 5 PERSON | \$42,200 | \$1,055 | | | \$56,240 | \$1,443 |
| # of BEDROOMS | HOUSEHOLD SIZE | VERY LOW (50% AMI) | LOW LIMIT | VERY LOW (BELOW 50% AMI) | FORMULA 30% OF 50% | VERY LOW (50% AMI) ² | FORMULA 30% OF 50% |
| 0 | 1 PERSON | \$45,550 | \$1,138 | \$45,550 | \$936 | \$45,550 | \$936 |
| 1 | 2 PERSON | \$52,050 | \$1,220 | \$52,050 | \$1,069 | \$52,050 | \$1,069 |
| 2 | 3 PERSON | \$58,550 | \$1,463 | \$58,550 | \$1,203 | \$58,550 | \$1,203 |
| 3 | 4 PERSON | \$65,050 | \$1,691 | \$65,050 | \$1,336 | \$65,050 | \$1,336 |
| 4 | 5 PERSON | \$70,300 | \$1,887 | \$70,300 | \$1,443 | \$70,300 | \$1,443 |
| # of BEDROOMS | HOUSEHOLD SIZE | LOW (80% AMI) | HIGH LIMIT | LOW (80% AMI) | FORMULA 30% OF 60% | LOW (60% AMI) | FORMULA 30% OF 60% |
| 0 | 1 PERSON | \$72,900 | \$1,460 | \$72,900 | \$1,123 | \$54,660 | \$1,123 |
| 1 | 2 PERSON | \$83,300 | \$1,566 | \$83,300 | \$1,283 | \$62,460 | \$1,283 |
| 2 | 3 PERSON | \$93,700 | \$1,881 | \$93,700 | \$1,443 | \$70,260 | \$1,443 |
| 3 | 4 PERSON | \$104,100 | \$2,165 | \$104,100 | \$1,604 | \$78,060 | \$1,604 |
| 4 | 5 PERSON | \$112,450 | \$2,395 | \$112,450 | \$1,732 | \$84,360 | \$1,732 |
| # of BEDROOMS | HOUSEHOLD SIZE | | | MODERATE (120% AMI) | FORMULA 30% OF 110% | | |
| 0 | 1 PERSON | | | \$89,800 | \$2,058 | | |
| 1 | 2 PERSON | | | \$102,650 | \$2,351 | | |
| 2 | 3 PERSON | | | \$115,450 | \$2,646 | | |
| 3 | 4 PERSON | | | \$128,300 | \$2,940 | | |
| 4 | 5 PERSON | | | \$138,550 | \$3,175 | | |

¹ Based on report issued 10-20-22 by Keyser Marston Associates

² Placed in Service Date as determined by State for CRL and TCAC

³ Gross maximum rents are based on the number of bedrooms in a unit, not household size.

⁴ Gross rent includes the total of monthly payments for all of the following:

- (a) Use and occupancy of a housing unit and land and facilities. (b) Any separately charged fees or services charges assessed which are required of all tenants, other than security deposits. (c) A reasonable allowance for utilities (including garbage collection, sewer, water, electricity, gas, and other fuels, but not telephone service). Such an allowance shall take into consideration the cost of an adequate level of service. (d) Possessory interest taxes or other fees or charges assessed for use of the land and facilities associated with a public or private entity other than the lessor.