

CITY OF SAN MARCOS INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2025 SAN DIEGO MEDIAN INCOME:

\$130,800

Note: The table contains income limits for **2025** extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size		Extremely Low Income			30% AMI			35% AMI			40% AMI		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}
ONE	STUDIO	\$34,750	\$869	\$868	\$40,550	\$1,014	\$1,013	\$46,350	\$1,159	\$1,158	\$46,350	\$1,159	\$1,158
TWO	1-BR	\$39,700	\$993	\$930	\$46,350	\$1,159	\$1,085	\$52,950	\$1,324	\$1,240	\$52,950	\$1,324	\$1,240
THREE	2-BR	\$44,650	\$1,116	\$1,116	\$52,150	\$1,304	\$1,302	\$59,550	\$1,489	\$1,489	\$59,550	\$1,489	\$1,489
FOUR	3-BR	\$49,600	\$1,240	\$1,290	\$57,900	\$1,448	\$1,505	\$66,150	\$1,654	\$1,720	\$66,150	\$1,654	\$1,720
FIVE	4-BR	\$53,600	\$1,340	\$1,439	\$62,550	\$1,564	\$1,679	\$71,450	\$1,786	\$1,919	\$71,450	\$1,786	\$1,919
SIX	5-BR	\$57,550	\$1,439	\$1,588	\$67,200	\$1,680	\$1,852	\$76,750	\$1,919	\$2,117	\$76,750	\$1,919	\$2,117
SEVEN	6-BR	\$61,550	\$1,539		\$71,800	\$1,795		\$82,050	\$2,051		\$82,050	\$2,051	
EIGHT		\$65,500			\$76,450			\$87,350			\$87,350		

Family Size		Very Low Income				50% AMI			60% AMI			65% AMI		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	"Low HOME" ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	"High HOME" ³
ONE	STUDIO	\$57,900	\$1,448	\$1,447	\$1,447	\$69,480	\$1,737	\$1,737	\$75,250	\$1,881	\$1,891	\$75,250	\$1,881	\$1,891
TWO	1-BR	\$66,150	\$1,654	\$1,550	\$1,550	\$79,380	\$1,985	\$1,860	\$86,000	\$2,150	\$2,028	\$86,000	\$2,150	\$2,028
THREE	2-BR	\$74,450	\$1,861	\$1,861	\$1,861	\$89,340	\$2,234	\$2,233	\$96,750	\$2,419	\$2,434	\$96,750	\$2,419	\$2,434
FOUR	3-BR	\$82,700	\$2,068	\$2,150	\$2,150	\$99,240	\$2,481	\$2,580	\$107,500	\$2,688	\$2,804	\$107,500	\$2,688	\$2,804
FIVE	4-BR	\$89,350	\$2,234	\$2,398	\$2,398	\$107,220	\$2,681	\$2,878	\$116,100	\$2,903	\$3,109	\$116,100	\$2,903	\$3,109
SIX	5-BR	\$95,950	\$2,399	\$2,646	\$2,646	\$115,140	\$2,879	\$3,176	\$124,700	\$3,118	\$3,411	\$124,700	\$3,118	\$3,411
SEVEN	6-BR	\$102,550	\$2,564			\$123,060	\$3,077		\$133,300	\$3,333		\$133,300	\$3,333	
EIGHT		\$109,200				\$131,040			\$141,900			\$141,900		

Family Size		Low Income			70% AMI			80% AMI			100%			110% AMI			120%		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ^{*3}	ANNUAL INCOME ¹	GROSS RENT ²	
ONE	STUDIO	\$81,050	\$2,026	\$92,700	\$2,318	\$91,550	\$2,289	\$100,750	\$2,519	\$109,850	\$2,746	\$109,850	\$2,746						
TWO	1-BR	\$92,650	\$2,316	\$105,950	\$2,649	\$104,650	\$2,616	\$115,100	\$2,878	\$125,550	\$3,139	\$125,550	\$3,139						
THREE	2-BR	\$104,200	\$2,605	\$119,200	\$2,980	\$117,700	\$2,943	\$129,500	\$3,238	\$141,250	\$3,531	\$141,250	\$3,531						
FOUR	3-BR	\$115,800	\$2,895	\$132,400	\$3,310	\$130,800	\$3,270	\$143,900	\$3,598	\$156,950	\$3,924	\$156,950	\$3,924						
FIVE	4-BR	\$125,050	\$3,126	\$143,000	\$3,575	\$141,250	\$3,531	\$155,400	\$3,885	\$169,500	\$4,238	\$169,500	\$4,238						
SIX	5-BR	\$134,350	\$3,359	\$153,600	\$3,840	\$151,750	\$3,794	\$166,900	\$4,173	\$182,050	\$4,551	\$182,050	\$4,551						
SEVEN	6-BR	\$143,600	\$3,590	\$164,200	\$4,105	\$162,200	\$4,055	\$178,450	\$4,461	\$194,600	\$4,865	\$194,600	\$4,865						
EIGHT		\$152,850		\$174,800		\$172,650		\$189,950		\$207,150		\$207,150							

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy.
"Low HOME" and "High HOME" rents effective **June 1, 2025**

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding Rent & Income limits, please contact compliance@san-marcos.net.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures effective April 1, 2025. HOME Rents effective June 1, 2025