

2025 Maximum Income Levels								
HUD effective April 1, 2025								
San Diego-Carlsbad-San Marcos MSA								
Number of Household Members								
% of Area Median Income (AMI)	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30%	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500
50%	\$57,900	\$66,150	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200
60%	\$69,480	\$79,380	\$89,340	\$99,240	\$107,220	\$115,140	\$123,060	\$131,040
80%	\$92,700	\$105,950	\$119,200	\$132,400	\$143,000	\$153,600	\$164,200	\$174,800
100%	\$91,550	\$104,650	\$117,700	\$130,800	\$141,250	\$151,750	\$162,200	\$172,650

2025 Maximum Income Levels								
California Redevelopment Law / LIHTC								
San Diego County								
Number of Household Members								
% of Area Median Income (AMI)	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
40%	\$46,320	\$52,920	\$59,560	\$66,160	\$71,480	\$76,760	\$82,040	\$87,360
50%	\$57,900	\$66,150	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200
60%	\$69,480	\$79,380	\$89,340	\$99,240	\$107,220	\$115,140	\$123,060	\$131,040
80%	\$92,700	\$105,950	\$119,200	\$132,400	\$143,000	\$153,600	\$164,200	\$174,800
100%	\$91,550	\$104,650	\$117,700	\$130,800	\$141,250	\$151,750	\$162,200	\$172,650
120%	\$109,850	\$125,550	\$141,250	\$156,950	\$169,500	\$182,050	\$194,600	\$207,150

2025 Maximum Income Levels								
HCD effective April 23, 2025								
San Diego County								
Number of Household Members								
% of Area Median Income (AMI)	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30%	\$34,750	\$39,700	\$44,650	\$49,600	\$53,600	\$57,550	\$61,550	\$65,500
50%	\$57,900	\$66,150	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200
60%	\$69,480	\$79,380	\$89,340	\$99,240	\$107,220	\$115,140	\$123,060	\$131,040
80%	\$92,700	\$105,950	\$119,200	\$132,400	\$143,000	\$153,600	\$164,200	\$174,800
100%	\$91,550	\$104,650	\$117,700	\$130,800	\$141,250	\$151,750	\$162,200	\$172,650
120%	\$109,850	\$125,550	\$141,250	\$156,950	\$169,500	\$182,050	\$194,600	\$207,150

2025 SUMMARY OF AFFORDABILITY GUIDELINES

Annual Income Limits / Monthly Housing Rental Restrictions

AREA MEDIAN INCOME (100% AMI / 4 Persons) HOME (HUD) = \$130,800 STATE (H&SC) = \$130,800 STATE (TCAC) = \$165,400		HOME (HUD) LIMITS Effective 04-01-25		CALIFORNIA REDEVELOPMENT LAW Effective 04-23-2025		CALIFORNIA REDEVELOPMENT LAW with LIHTC (On or after 01-01-09) (1)	
		MAXIMUM YEARLY HOUSEHOLD INCOME	GROSS MAXIMUM RENTS (2)(3)	MAXIMUM YEARLY HOUSEHOLD INCOME	GROSS MAXIMUM RENTS (2)(3)	MAXIMUM YEARLY HOUSEHOLD INCOME	GROSS MAXIMUM RENTS (2)(3)
# of BEDROOMS	HOUSEHOLD SIZE	EXTREMELY LOW (30% AMI)	FORMULA 30% OF 30%	EXTREMELY LOW (30% AMI)	FORMULA 30% OF 30%	VERY VERY LOW (40% AMI)	FORMULA 30% OF 40%
0	1 PERSON	\$34,750	\$868	\$34,750	\$687	\$46,320	\$1,144
1	2 PERSON	\$39,700	\$992	\$39,700	\$785	\$52,920	\$1,240
2	3 PERSON	\$44,650	\$1,116	\$44,650	\$883	\$59,560	\$1,471
3	4 PERSON	\$49,600	\$1,240	\$49,600	\$981	\$66,160	\$1,635
4	5 PERSON	\$53,600	\$1,340	\$53,600	\$1,059	\$71,480	\$1,766
# of BEDROOMS	HOUSEHOLD SIZE	VERY LOW (50% AMI)	LOW LIMIT	VERY LOW (BELOW 50% AMI)	FORMULA 30% OF 50%	VERY LOW (50% AMI)	FORMULA 30% OF 50%
0	1 PERSON	\$57,900	\$1,447	\$57,900	\$1,144	\$57,900	\$1,144
1	2 PERSON	\$66,150	\$1,550	\$66,150	\$1,308	\$66,150	\$1,308
2	3 PERSON	\$74,450	\$1,861	\$74,450	\$1,471	\$74,450	\$1,471
3	4 PERSON	\$82,700	\$2,150	\$82,700	\$1,635	\$82,700	\$1,635
4	5 PERSON	\$89,350	\$2,398	\$89,350	\$1,766	\$89,350	\$1,766
# 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	\$92,700	\$1,891	\$92,700	\$1,373	\$69,480	\$1,373
1	2 PERSON	\$105,950	\$2,028	\$105,950	\$1,570	\$79,380	\$1,570
2	3 PERSON	\$119,200	\$2,434	\$119,200	\$1,766	\$89,340	\$1,766
3	4 PERSON	\$132,400	\$2,804	\$132,400	\$1,962	\$99,240	\$1,962
4	5 PERSON	\$143,000	\$3,109	\$143,000	\$2,119	\$107,220	\$2,119
# of BEDROOMS	HOUSEHOLD SIZE			MODERATE (120% AMI)	FORMULA 30% OF 110%		
0	1 PERSON			\$109,850	\$2,518		
1	2 PERSON			\$125,550	\$2,878		
2	3 PERSON			\$141,250	\$3,237		
3	4 PERSON			\$156,950	\$3,597		
4	5 PERSON			\$169,500	\$3,884		

(1) Placed in Service Date as determined by State for CRL and TCAC.

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

(3) 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).

(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.