

City of San Jose, Housing
City (HCD Based) Income & Rent Limits
Effective 6/11/2024

Income Limits													
Santa Clara County: Area Median Income \$184,300													
	Area Median Income (AMI)												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
1 Person	154,800	141,900	129,000	103,200	77,400	64,500	58,050	51,600	45,150	38,700	32,250	25,800	19,350
2 Person	176,880	162,140	147,400	117,920	88,440	73,700	66,330	58,960	51,590	44,220	36,850	29,480	22,110
3 Person	199,080	182,490	165,900	132,720	99,540	82,950	74,655	66,360	58,065	49,770	41,475	33,180	24,885
4 Person	221,160	202,730	184,300	147,440	110,580	92,150	82,935	73,720	64,505	55,290	46,075	36,860	27,645
5 Person	238,800	218,900	199,000	159,200	119,400	99,500	89,550	79,600	69,650	59,700	49,750	39,800	29,850
6 Person	256,560	235,180	213,800	171,040	128,280	106,900	96,210	85,520	74,830	64,140	53,450	42,760	32,070
7 Person	274,200	251,350	228,500	182,800	137,100	114,250	102,825	91,400	79,975	68,550	57,125	45,700	34,275
8 Person	291,960	267,630	243,300	194,640	145,980	121,650	109,485	97,320	85,155	72,990	60,825	48,660	36,495

Rent Limits													
Occupancy Assumption: 1 Person / Bedroom + 1													
Bedrooms (People)	HCD Occupancy Assumption												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
Efficiency (1.0)	3,870	3,547	3,225	2,580	1,935	1,612	1,451	1,290	1,128	967	806	645	483
1 Bedroom (2.0)	4,422	4,053	3,685	2,948	2,211	1,842	1,658	1,474	1,289	1,105	921	737	552
2 Bedrooms (3.0)	4,977	4,562	4,147	3,318	2,488	2,073	1,866	1,659	1,451	1,244	1,036	829	622
3 Bedrooms (4.0)	5,529	5,068	4,607	3,686	2,764	2,303	2,073	1,843	1,612	1,382	1,151	921	691
4 Bedrooms (5.0)	5,970	5,472	4,975	3,980	2,985	2,487	2,238	1,990	1,741	1,492	1,243	995	746
5 Bedrooms (6.0)	6,414	5,879	5,345	4,276	3,207	2,672	2,405	2,138	1,870	1,603	1,336	1,069	801

Rent Limits													
Occupancy Assumption: 1.5 Person / Bedroom													
Bedrooms (People)	TCAC Occupancy Assumption												
	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
Efficiency (1.0)	3,870	3,547	3,225	2,580	1,935	1,612	1,451	1,290	1,128	967	806	645	483
1 Bedroom (1.5)	4,146	3,800	3,455	2,764	2,073	1,727	1,554	1,382	1,209	1,036	863	691	518
2 Bedrooms (3.0)	4,977	4,562	4,147	3,318	2,488	2,073	1,866	1,659	1,451	1,244	1,036	829	622
3 Bedrooms (4.5)	5,749	5,270	4,791	3,833	2,874	2,395	2,156	1,916	1,676	1,437	1,197	958	718
4 Bedrooms (6.0)	6,414	5,879	5,345	4,276	3,207	2,672	2,405	2,138	1,870	1,603	1,336	1,069	801
5 Bedrooms (7.5)	7,077	6,487	5,897	4,718	3,538	2,948	2,653	2,359	2,064	1,769	1,474	1,179	884

Income & Rent Limits California Code, Health & Safety Sections 50052.5 and 50053
Calculation Based Area Median Income (AMI), Novogradac Rent & Income limits calculator
Source <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2024-mtsp-regular-limits.pdf>