

**CITY OF SAN JOSE HOUSING DEPARTMENT  
INCOME AND RENT LIMIT TABLES  
Effective Date: June 1, 2020**

**INCOME LIMITS**

	% of AMI Income Level	Number of People in Household								% of AMI Income Level
		1	2	3	4	5	6	7	8	
*	<b>120%</b>	\$118,950	\$135,900	\$152,900	\$169,900	\$183,500	\$197,100	\$210,700	\$224,250	<b>120%</b>
**	<b>110%</b>	\$109,010	\$124,630	\$140,195	\$155,760	\$168,245	\$180,675	\$193,160	\$205,590	<b>110%</b>
*	<b>100%</b>	\$99,100	\$113,300	\$127,450	\$141,600	\$152,950	\$164,250	\$175,600	\$186,900	<b>100%</b>
**	<b>90%</b>	\$89,190	\$101,970	\$114,705	\$127,440	\$137,655	\$147,825	\$158,040	\$168,210	<b>90%</b>
*	<b>80%</b>	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$130,100	\$139,100	\$148,050	<b>80%</b>
***	<b>60%</b>	\$66,360	\$75,840	\$85,320	\$94,740	\$102,360	\$109,920	\$117,480	\$125,100	<b>60%</b>
***	<b>55%</b>	\$60,830	\$69,520	\$78,210	\$86,845	\$93,830	\$100,760	\$107,690	\$114,675	<b>55%</b>
*	<b>50%</b>	\$55,300	\$63,200	\$71,100	\$78,950	\$85,300	\$91,600	\$97,900	\$104,250	<b>50%</b>
***	<b>45%</b>	\$49,770	\$56,880	\$63,990	\$71,055	\$76,770	\$82,440	\$88,110	\$93,825	<b>45%</b>
***	<b>40%</b>	\$44,240	\$50,560	\$56,880	\$63,160	\$68,240	\$73,280	\$78,320	\$83,400	<b>40%</b>
***	<b>35%</b>	\$38,710	\$44,240	\$49,770	\$55,265	\$59,710	\$64,120	\$68,530	\$72,975	<b>35%</b>
*	<b>30%</b>	\$33,150	\$37,900	\$42,650	\$47,350	\$51,150	\$54,950	\$58,750	\$62,550	<b>30%</b>
***	<b>25%</b>	\$27,650	\$31,600	\$35,550	\$39,475	\$42,650	\$45,800	\$48,950	\$52,125	<b>25%</b>
***	<b>20%</b>	\$22,120	\$25,280	\$28,440	\$31,580	\$34,120	\$36,640	\$39,160	\$41,700	<b>20%</b>
***	<b>15%</b>	\$16,590	\$18,960	\$21,330	\$23,685	\$25,590	\$27,480	\$29,370	\$31,275	<b>15%</b>
*	= Income limits provided by HCD									
**	= Income Limits imputed from 100% AMI incomes									
***	= Income Limits imputed from 50% AMI incomes									

**RENT LIMITS**

Santa Clara County Area Median Income Effective April 30, 2020 = \$141,600

Rent Limit based on HCD Occupancy Guidelines = 1 Person Per Bedroom +1					% of AMI Rent Level	Rent Limit based on TCAC Occupancy Guidelines = 1.5 People Multiplied by # of Bedrooms				
Efficiency	1BR	2BR	3BR	4BR		Efficiency	1BR	2BR	3BR	4BR
\$2,973	\$3,399	\$3,822	\$4,248	\$4,587	<b>120%</b>	\$2,973	\$3,186	\$3,822	\$4,417	\$4,929
\$2,725	\$3,115	\$3,503	\$3,894	\$4,204	<b>110%</b>	\$2,725	\$2,920	\$3,503	\$4,049	\$4,518
\$2,477	\$2,832	\$3,185	\$3,540	\$3,822	<b>100%</b>	\$2,477	\$2,655	\$3,185	\$3,681	\$4,107
\$2,229	\$2,549	\$2,866	\$3,186	\$3,440	<b>90%</b>	\$2,229	\$2,389	\$2,866	\$3,313	\$3,696
\$1,982	\$2,266	\$2,548	\$2,832	\$3,058	<b>80%</b>	\$1,982	\$2,124	\$2,548	\$2,945	\$3,286
\$1,486	\$1,699	\$1,911	\$2,124	\$2,293	<b>60%</b>	\$1,486	\$1,593	\$1,911	\$2,208	\$2,464
\$1,362	\$1,557	\$1,751	\$1,947	\$2,102	<b>55%</b>	\$1,362	\$1,460	\$1,751	\$2,024	\$2,259
\$1,238	\$1,416	\$1,592	\$1,770	\$1,911	<b>50%</b>	\$1,238	\$1,327	\$1,592	\$1,840	\$2,053
\$1,114	\$1,274	\$1,433	\$1,593	\$1,720	<b>45%</b>	\$1,114	\$1,194	\$1,433	\$1,656	\$1,848
\$991	\$1,133	\$1,274	\$1,416	\$1,529	<b>40%</b>	\$991	\$1,062	\$1,274	\$1,472	\$1,643
\$867	\$991	\$1,114	\$1,239	\$1,337	<b>35%</b>	\$867	\$929	\$1,114	\$1,288	\$1,437
\$743	\$849	\$955	\$1,062	\$1,146	<b>30%</b>	\$743	\$796	\$955	\$1,104	\$1,232
\$619	\$708	\$796	\$885	\$955	<b>25%</b>	\$619	\$663	\$796	\$920	\$1,026
\$495	\$566	\$637	\$708	\$764	<b>20%</b>	\$495	\$531	\$637	\$736	\$821
\$371	\$424	\$477	\$531	\$573	<b>15%</b>	\$371	\$398	\$477	\$552	\$616

HCD occupancy guidelines assume 1 person per bedroom plus 1

2020 County AMI Using Federal Program (TCAC) occupancy guidelines. Owners may make an election to use the TCAC occupancy guidelines for an entire property. Federal TCAC occupancy guidelines use 1.5 persons per bedroom.

Calculation of Housing Cost and Rent: Refer to Health & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in the H&SC using Area Median Income.