

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

\* = 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	120%	\$2,973	\$3,186	\$3,822	\$4,417	\$4,929
\$2,725	\$3,115	\$3,503	\$3,894	\$4,204	110%	\$2,725	\$2,920	\$3,503	\$4,049	\$4,518
\$2,477	\$2,832	\$3,185	\$3,540	\$3,822	100%	\$2,477	\$2,655	\$3,185	\$3,681	\$4,107
\$2,229	\$2,549	\$2,866	\$3,186	\$3,440	90%	\$2,229	\$2,389	\$2,866	\$3,313	\$3,696
\$1,982	\$2,266	\$2,548	\$2,832	\$3,058	80%	\$1,982	\$2,124	\$2,548	\$2,945	\$3,286
\$1,486	\$1,699	\$1,911	\$2,124	\$2,293	60%	\$1,486	\$1,593	\$1,911	\$2,208	\$2,464
\$1,362	\$1,557	\$1,751	\$1,947	\$2,102	55%	\$1,362	\$1,460	\$1,751	\$2,024	\$2,259
\$1,238	\$1,416	\$1,592	\$1,770	\$1,911	50%	\$1,238	\$1,327	\$1,592	\$1,840	\$2,053
\$1,114	\$1,274	\$1,433	\$1,593	\$1,720	45%	\$1,114	\$1,194	\$1,433	\$1,656	\$1,848
\$991	\$1,133	\$1,274	\$1,416	\$1,529	40%	\$991	\$1,062	\$1,274	\$1,472	\$1,643
\$867	\$991	\$1,114	\$1,239	\$1,337	35%	\$867	\$929	\$1,114	\$1,288	\$1,437
\$743	\$849	\$955	\$1,062	\$1,146	30%	\$743	\$796	\$955	\$1,104	\$1,232
\$619	\$708	\$796	\$885	\$955	25%	\$619	\$663	\$796	\$920	\$1,026
\$495	\$566	\$637	\$708	\$764	20%	\$495	\$531	\$637	\$736	\$821
\$371	\$424	\$477	\$531	\$573	15%	\$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.

Copy of 2 Rent and Income Limit Methodology 2020 v3 (003), 2020 CSI Income and Rent Limit Rev. June 18, 2020