

**CITY OF SAN JOSE HOUSING DEPARTMENT
INCOME AND RENT LIMIT TABLES
Effective Date: April 26, 2021**

INCOME LIMITS

	% of AMI Income Level	Number of People in Household								% of AMI Income Level
		1	2	3	4	5	6	7	8	
*	120%	\$127,100	\$145,250	\$163,400	\$181,550	\$196,050	\$210,600	\$225,100	\$239,650	120%
**	110%	\$116,490	\$133,155	\$149,765	\$166,430	\$179,740	\$193,050	\$206,360	\$219,670	110%
*	100%	\$105,900	\$121,050	\$136,150	\$151,300	\$163,400	\$175,500	\$187,600	\$199,700	100%
**	90%	\$95,310	\$108,945	\$122,535	\$136,170	\$147,060	\$157,950	\$168,840	\$179,730	90%
*	80%	\$82,450	\$94,200	\$106,000	\$117,750	\$127,200	\$136,600	\$146,050	\$155,450	80%
***	60%	\$69,600	\$79,560	\$89,520	\$99,420	\$107,400	\$115,380	\$123,300	\$131,280	60%
***	55%	\$63,800	\$72,930	\$82,060	\$91,135	\$98,450	\$105,765	\$113,025	\$120,340	55%
*	50%	\$58,000	\$66,300	\$74,600	\$82,850	\$89,500	\$96,150	\$102,750	\$109,400	50%
***	45%	\$52,200	\$59,670	\$67,140	\$74,565	\$80,550	\$86,535	\$92,475	\$98,460	45%
***	40%	\$46,400	\$53,040	\$59,680	\$66,280	\$71,600	\$76,920	\$82,200	\$87,520	40%
***	35%	\$40,600	\$46,410	\$52,220	\$57,995	\$62,650	\$67,305	\$71,925	\$76,580	35%
*	30%	\$34,800	\$39,800	\$44,750	\$49,700	\$53,700	\$57,700	\$61,650	\$65,650	30%
***	25%	\$29,000	\$33,150	\$37,300	\$41,425	\$44,750	\$48,075	\$51,375	\$54,700	25%
***	20%	\$23,200	\$26,520	\$29,840	\$33,140	\$35,800	\$38,460	\$41,100	\$43,760	20%
***	15%	\$17,400	\$19,890	\$22,380	\$24,855	\$26,850	\$28,845	\$30,825	\$32,820	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 26, 2021 = \$151,300

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
\$3,177	\$3,630	\$4,086	\$4,539	\$4,902	120%	\$3,177	\$3,403	\$4,086	\$4,720	\$5,265
\$2,912	\$3,327	\$3,745	\$4,160	\$4,493	110%	\$2,912	\$3,119	\$3,745	\$4,327	\$4,826
\$2,647	\$3,025	\$3,405	\$3,782	\$4,085	100%	\$2,647	\$2,836	\$3,405	\$3,933	\$4,387
\$2,382	\$2,722	\$3,064	\$3,404	\$3,676	90%	\$2,382	\$2,552	\$3,064	\$3,540	\$3,948
\$2,118	\$2,420	\$2,724	\$3,026	\$3,268	80%	\$2,118	\$2,269	\$2,724	\$3,147	\$3,510
\$1,588	\$1,815	\$2,043	\$2,269	\$2,451	60%	\$1,588	\$1,701	\$2,043	\$2,360	\$2,632
\$1,456	\$1,663	\$1,872	\$2,080	\$2,246	55%	\$1,456	\$1,559	\$1,872	\$2,163	\$2,413
\$1,323	\$1,512	\$1,702	\$1,891	\$2,042	50%	\$1,323	\$1,418	\$1,702	\$1,966	\$2,193
\$1,191	\$1,361	\$1,532	\$1,702	\$1,838	45%	\$1,191	\$1,276	\$1,532	\$1,770	\$1,974
\$1,059	\$1,210	\$1,362	\$1,513	\$1,634	40%	\$1,059	\$1,134	\$1,362	\$1,573	\$1,755
\$926	\$1,058	\$1,191	\$1,323	\$1,429	35%	\$926	\$992	\$1,191	\$1,376	\$1,535
\$794	\$907	\$1,021	\$1,134	\$1,225	30%	\$794	\$850	\$1,021	\$1,180	\$1,316
\$661	\$756	\$851	\$945	\$1,021	25%	\$661	\$709	\$851	\$983	\$1,096
\$529	\$605	\$681	\$756	\$817	20%	\$529	\$567	\$681	\$786	\$877
\$397	\$453	\$510	\$567	\$612	15%	\$397	\$425	\$510	\$590	\$658

HCD occupancy guidelines assume 1 person per bedroom plus 1

2021 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&S using Area Median Income.

Note: The City of San Jose uses the Novogradac Rent & Income limits calculator based on AMI to determine rental rates. Novogradac utilizes HUD policy of rounding to the nearest \$100 when calculating the 100% AMI from Area Median Family Income based on family size.