

City of San Jose, Housing
City (HCD Based) Income & Rent Limits
Effective June 15, 2023

Income Limits	Santa Clara County: Area Median Income \$181,300													
		Area Median Income (AMI)												
		120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
	1 Person	152,280	139,590	126,900	101,520	76,140	63,450	57,105	50,760	44,415	38,070	31,725	25,380	19,035
	2 Person	174,000	159,500	145,000	116,000	87,000	72,500	65,250	58,000	50,750	43,500	36,250	29,000	21,750
	3 Person	195,840	179,520	163,200	130,560	97,920	81,600	73,440	65,280	57,120	48,960	40,800	32,640	24,480
	4 Person	217,560	199,430	181,300	145,040	108,780	90,650	81,585	72,520	63,455	54,390	45,325	36,260	27,195
	5 Person	234,960	215,380	195,800	156,640	117,480	97,900	88,110	78,320	68,530	58,740	48,950	39,160	29,370
	6 Person	252,360	231,330	210,300	168,240	126,180	105,150	94,635	84,120	73,605	63,090	52,575	42,060	31,545
	7 Person	269,760	247,280	224,800	179,840	134,880	112,400	101,160	89,920	78,680	67,440	56,200	44,960	33,720
8 Person	287,160	263,230	239,300	191,440	143,580	119,650	107,685	95,720	83,755	71,790	59,825	47,860	35,895	

Rent Limits	Occupancy Assumption: 1 Person / Bedroom + 1													
		HCD Occupancy Assumption												
	Bedrooms (People)	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
	Efficiency (1.0)	3,807	3,489	3,172	2,538	1,903	1,586	1,427	1,269	1,110	951	793	634	475
	1 Bedroom (2.0)	4,350	3,987	3,625	2,900	2,175	1,812	1,631	1,450	1,268	1,087	906	725	543
	2 Bedrooms (3.0)	4,896	4,488	4,080	3,264	2,448	2,040	1,836	1,632	1,428	1,224	1,020	816	612
	3 Bedrooms (4.0)	5,439	4,985	4,532	3,626	2,719	2,266	2,039	1,813	1,586	1,359	1,133	906	679
	4 Bedrooms (5.0)	5,874	5,384	4,895	3,916	2,937	2,447	2,202	1,958	1,713	1,468	1,223	979	734
	5 Bedrooms (6.0)	6,309	5,783	5,257	4,206	3,154	2,628	2,365	2,103	1,840	1,577	1,314	1,051	788

Rent Limits	Occupancy Assumption: 1.5 Person / Bedroom													
		TCAC Occupancy Assumption												
	Bedrooms (People)	120%	110%	100%	80%	60%	50%	45%	40%	35%	30%	25%	20%	15%
	Efficiency (1.0)	3,807	3,489	3,172	2,538	1,903	1,586	1,427	1,269	1,110	951	793	634	475
	1 Bedroom (1.5)	4,078	3,738	3,398	2,719	2,039	1,699	1,529	1,359	1,189	1,019	849	679	509
	2 Bedrooms (3.0)	4,896	4,488	4,080	3,264	2,448	2,040	1,836	1,632	1,428	1,224	1,020	816	612
	3 Bedrooms (4.5)	5,656	5,185	4,713	3,771	2,828	2,356	2,121	1,885	1,649	1,414	1,178	942	707
	4 Bedrooms (6.0)	6,309	5,783	5,257	4,206	3,154	2,628	2,365	2,103	1,840	1,577	1,314	1,051	788
	5 Bedrooms (7.5)	6,961	6,381	5,801	4,641	3,480	2,900	2,610	2,320	2,030	1,740	1,450	1,160	870

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/income-limits-2023.pdf>