



**State of California – Housing and Community Development (HCD)
2023 Income and Affordable Housing Cost Schedule**

Maximum Annual Income Limits					
Household Size	15% AMI (Acutely Low)	30% AMI (Extremely Low)	50% AMI (Very Low)	80% AMI (Low)	120% AMI (Moderate)
1	\$12,250	\$28,950	\$48,250	\$77,200	\$98,100
2	\$14,000	\$33,100	\$55,150	\$88,200	\$112,100
3	\$15,750	\$37,250	\$62,050	\$99,250	\$126,150
4	\$17,500	\$41,350	\$68,900	\$110,250	\$140,150
5	\$18,900	\$44,700	\$74,450	\$119,100	\$151,350
6	\$20,300	\$48,000	\$79,950	\$127,900	\$162,550
7	\$21,700	\$51,300	\$85,450	\$136,750	\$173,800
8	\$23,100	\$54,600	\$90,950	\$145,550	\$185,000

Affordable Housing Costs *						
Renters	Unit Size	15% AMI (Acutely Low)	30% AMI (Extremely Low)	50% AMI (Very Low)	60% AMI (Low)	110% AMI (Moderate)
	Studio	\$307	\$613	\$1,022	\$1,226	\$2,248
	1-Bedroom	\$350	\$701	\$1,168	\$1,402	\$2,570
	2-Bedroom	\$394	\$788	\$1,314	\$1,577	\$2,891
	3-Bedroom	\$438	\$876	\$1,460	\$1,752	\$3,212
	4-Bedroom	\$473	\$946	\$1,577	\$1,892	\$3,469
	5-Bedroom	\$508	\$1,016	\$1,694	\$2,032	\$3,726
Homeowners	Unit Size	30% AMI (Extremely Low)	50% AMI (Very Low)	70% AMI (Low)	110% AMI (Moderate)	
	Studio	\$613	\$1,022	\$1,431	\$2,623	
	1-Bedroom	\$701	\$1,168	\$1,635	\$2,998	
	2-Bedroom	\$788	\$1,314	\$1,840	\$3,373	
	3-Bedroom	\$876	\$1,460	\$2,044	\$3,747	
	4-Bedroom	\$946	\$1,577	\$2,208	\$4,047	
	5-Bedroom	\$1,016	\$1,694	\$2,371	\$4,347	

Effective: 6/6/2023 --- San Diego Median Income: \$116,800 -- Source: <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

	RENTER	OWNER
Health & Safety Code	§§50053	§§50052.5
Acutely Low	15%	
Extremely Low	30%	30%
Very Low	50%	50%
Low	60%	70%
Moderate	110%	110%

*Allowance for renter-paid utilities must be deducted from rent. See the most recent Utility Allowance Schedule published by the Encinitas Housing Authority. Utility Allowance and other housing costs (HOA, taxes, insurance, etc...) must be deducted from the affordable housing cost for homeowners/for sale units.