

**Santa Clara County Income and Rent Limits
Based on State HCD Hold Harmless Limits
City of San Jose Housing Department
2018**

HCD Rent & Income Limits with HCD Occupancy Guidelines

	HCD Income Limits								% of AMI Rent & Income Level	HCD Rent Limits				
	Efficiency	1BR	2BR	3BR	4BR	5BR	6BR	7BR		Efficiency	1BR	2BR	3BR	4BR
*	\$105,200	\$120,200	\$135,250	\$150,250	\$162,250	\$174,300	\$186,300	\$198,350	120%	\$2,630	\$3,005	\$3,381	\$3,756	\$4,056
**	\$96,415	\$110,165	\$123,970	\$137,720	\$148,720	\$159,775	\$170,775	\$181,775	110%	\$2,410	\$2,754	\$3,099	\$3,443	\$3,718
*	\$87,650	\$100,150	\$112,700	\$125,200	\$135,200	\$145,250	\$155,250	\$165,250	100%	\$2,191	\$2,504	\$2,818	\$3,130	\$3,380
*	\$66,150	\$75,600	\$85,050	\$94,450	\$102,050	\$109,600	\$117,150	\$124,700	80%	\$1,654	\$1,890	\$2,126	\$2,361	\$2,551
***	\$55,860	\$63,840	\$71,820	\$79,800	\$86,220	\$92,580	\$99,000	\$105,360	60%	\$1,397	\$1,596	\$1,796	\$1,995	\$2,156
***	\$51,205	\$58,520	\$65,835	\$73,150	\$79,035	\$84,865	\$90,750	\$96,580	55%	\$1,280	\$1,463	\$1,646	\$1,829	\$1,976
*	\$46,550	\$53,200	\$59,850	\$66,500	\$71,850	\$77,150	\$82,500	\$87,800	50%	\$1,164	\$1,330	\$1,496	\$1,663	\$1,796
***	\$41,895	\$47,880	\$53,865	\$59,850	\$64,665	\$69,435	\$74,250	\$79,020	45%	\$1,047	\$1,197	\$1,347	\$1,496	\$1,617
***	\$37,240	\$42,560	\$47,880	\$53,200	\$57,480	\$61,720	\$66,000	\$70,240	40%	\$931	\$1,064	\$1,197	\$1,330	\$1,437
***	\$32,585	\$37,240	\$41,895	\$46,550	\$50,295	\$54,005	\$57,750	\$61,460	35%	\$815	\$931	\$1,047	\$1,164	\$1,257
*	\$27,950	\$31,950	\$35,950	\$39,900	\$43,100	\$46,300	\$49,500	\$52,700	30%	\$699	\$799	\$899	\$998	\$1,078
***	\$23,275	\$26,600	\$29,925	\$33,250	\$35,925	\$38,575	\$41,250	\$43,900	25%	\$582	\$665	\$748	\$831	\$898
***	\$18,620	\$21,280	\$23,940	\$26,600	\$28,740	\$30,860	\$33,000	\$35,120	20%	\$466	\$532	\$599	\$665	\$719
***	\$13,965	\$15,960	\$17,955	\$19,950	\$21,555	\$23,145	\$24,750	\$26,340	15%	\$349	\$399	\$449	\$499	\$539
HCD Occupancy Guideline - Persons per Unit														
	1	2	3	4	5	6	7	8						

- * = Income limits provided by HCD
- ** = Income Limits imputed from 100% AMI incomes
- *** = Income Limits imputed from 50% AMI incomes

HCD Rent & Income Limits with TCAC Occupancy Guidelines ****

	HCD Income Limits								% of AMI Rent & Income Level	HCD Rent Limits with TCAC Occupancy Guidelines****				
	Efficiency	1BR	2BR	3BR	4BR	5BR	6BR	7BR		Efficiency	1BR	2BR	3BR	4BR
*	\$105,200	\$112,700	\$135,250	\$156,250	\$174,300	\$192,325	\$210,350	\$228,375	120%	\$2,630	\$2,818	\$3,381	\$3,906	\$4,358
**	\$96,415	\$103,290	\$123,970	\$143,220	\$159,775	\$176,288	\$192,800	\$209,325	110%	\$2,410	\$2,582	\$3,099	\$3,581	\$3,994
*	\$87,650	\$93,900	\$112,700	\$130,200	\$145,250	\$160,275	\$175,300	\$190,325	100%	\$2,191	\$2,348	\$2,818	\$3,255	\$3,631
*	\$66,150	\$70,875	\$85,050	\$98,250	\$109,600	\$120,925	\$132,250	\$143,575	80%	\$1,654	\$1,772	\$2,126	\$2,456	\$2,740
***	\$55,860	\$59,850	\$71,820	\$83,010	\$92,580	\$102,140	\$111,700	\$121,275	60%	\$1,397	\$1,496	\$1,796	\$2,075	\$2,315
***	\$51,205	\$54,863	\$65,835	\$76,093	\$84,865	\$93,633	\$102,400	\$111,175	55%	\$1,280	\$1,372	\$1,646	\$1,902	\$2,122
*	\$46,550	\$49,875	\$59,850	\$69,175	\$77,150	\$85,125	\$93,100	\$101,075	50%	\$1,164	\$1,247	\$1,496	\$1,729	\$1,929
***	\$41,895	\$44,888	\$53,865	\$62,258	\$69,435	\$76,618	\$83,800	\$90,975	45%	\$1,047	\$1,122	\$1,347	\$1,556	\$1,736
***	\$37,240	\$39,900	\$47,880	\$55,340	\$61,720	\$68,110	\$74,500	\$80,875	40%	\$931	\$998	\$1,197	\$1,384	\$1,543
***	\$32,585	\$34,913	\$41,895	\$48,423	\$54,005	\$59,578	\$65,150	\$70,750	35%	\$815	\$873	\$1,047	\$1,211	\$1,350
*	\$27,950	\$29,950	\$35,950	\$41,500	\$46,300	\$51,075	\$55,850	\$60,650	30%	\$699	\$749	\$899	\$1,038	\$1,158
***	\$23,275	\$24,938	\$29,925	\$34,588	\$38,575	\$42,563	\$46,550	\$50,550	25%	\$582	\$623	\$748	\$865	\$964
***	\$18,620	\$19,950	\$23,940	\$27,670	\$30,860	\$34,055	\$37,250	\$40,425	20%	\$466	\$499	\$599	\$692	\$772
***	\$13,965	\$14,963	\$17,955	\$20,753	\$23,145	\$25,548	\$27,950	\$30,325	15%	\$349	\$374	\$449	\$519	\$579
TCAC/MTSP Occupancy Guideline - Persons per Unit														
	1	1.5	3	4.5	6	7.5	9	10.5						

- * = Income limits provided by HCD
- ** = Income Limits imputed from 100% AMI incomes
- *** = Income Limits imputed from 50% AMI incomes
- **** 2018 State Income/Rent Limits 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 whereas HCD occupancy guidelines assume 1 person plus 1 person per bedroom.