



## State of California – Housing and Community Development (HCD) 2025 Income and Affordable Rent 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	\$13,700	\$34,750	\$57,900	\$92,700	\$109,850
2	\$15,700	\$39,700	\$66,150	\$105,950	\$125,550
3	\$17,650	\$44,650	\$74,450	\$119,200	\$141,250
4	\$19,600	\$49,600	\$82,700	\$132,400	\$156,950
5	\$21,150	\$53,600	\$89,350	\$143,000	\$169,500
6	\$22,750	\$57,550	\$95,950	\$153,600	\$182,050
7	\$24,300	\$61,550	\$102,550	\$164,200	\$194,600
8	\$25,850	\$65,500	\$109,200	\$174,800	\$207,150

Effective: 4/23/2025 --- San Diego Median Income: \$130,800 -- Source: <https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits>

Affordable Housing Costs *						
	Unit Size	Acutely Low	Extremely Low	Very Low	Low	Moderate
		Health & Safety Code §§50053(b)(1)(A)	Health & Safety Code §§50053(b)(2)	Health & Safety Code §§50053(b)(3)	Health & Safety Code §§50053(b)(4)	Health & Safety Code §§50053(b)(5)
<b>Renters</b>	Studio	\$343	\$687	\$1,145	\$1,373	\$2,518
	1-Bedroom	\$392	\$785	\$1,308	\$1,570	\$2,878
	2-Bedroom	\$441	\$883	\$1,472	\$1,766	\$3,237
	3-Bedroom	\$491	\$981	\$1,635	\$1,962	\$3,597
	4-Bedroom	\$530	\$1,059	\$1,766	\$2,119	\$3,885
	5-Bedroom	\$569	\$1,138	\$1,897	\$2,276	\$4,173

\*Allowance for renter-paid utilities must be deducted from rent. See the most recent Utility Allowance Schedule published by the Encinitas Housing Authority.