



**State of California Housing and Community Development (HCD)
INCOME AND AFFORDABLE HOUSING COST SCHEDULE**

**San Diego County
AREA MEDIAN INCOME (AMI):**

**2025
\$130,800
effective April 23, 2025**

Source: <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2025.pdf>

Maximum Annual Income Limits					
Household Size	15% AMI (Acutely Low ¹)	30% AMI (Extremely Low ²)	50% AMI (Very Low ³)	80% AMI (Low ⁴)	120% AMI (Moderate ⁵)
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

Affordable Housing Costs						
Renters (H&S § 50053)	Unit Size	15% AMI (Acutely Low)	30% AMI (Extremely Low)	50% AMI (Very Low)	60% AMI (Low)	110% AMI (Moderate)
	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

Homeowners (H&S § 50052.5)	Unit Size	30% AMI (Extremely Low)	50% AMI (Very Low)	70% AMI (Low)	110% AMI (Moderate)
	Studio	\$687	\$1,145	\$1,602	\$2,938
	1-Bedroom	\$785	\$1,308	\$1,831	\$3,357
	2-Bedroom	\$883	\$1,472	\$2,060	\$3,777
	3-Bedroom	\$981	\$1,635	\$2,289	\$4,197
	4-Bedroom	\$1,059	\$1,766	\$2,472	\$4,532
	5-Bedroom	\$1,138	\$1,897	\$2,655	\$4,868

Note: Cost does not reflect deduction of allowances (e.g. utilities and additional HOA and PMI for homeownership)

¹ Health and Safety Code Section 50063.5

² Health and Safety Code Section 50106

³ Health and Safety Code Section 50105 (a)

⁴ Health and Safety Code Section 50079.5 (a)

⁵ Health and Safety Code Section 50093