

**City of Encinitas
2009 Income and Rents**

% of Median Income	Size of Family	Maximum Annual Income	Maximum Monthly Income	Maximum Affordable Rent*	If Applicable (Size of the Unit)
30% Extremely Low Income	1	\$17,350	\$1,446	\$434	(studio)
	2	\$19,850	\$1,654	\$496	(1 br)
	3	\$22,300	\$1,858	\$558	(2 br, 1 ba)
	4	\$24,800	\$2,067	\$620	(2 br, 2 ba)
	5	\$26,800	\$2,233	\$670	(3 br, < 3 ba)
	6	\$28,750	\$2,396	\$719	(3 br, 3 ba)
	7	\$30,750	\$2,563	\$769	(4 br, < 4 ba)
	8	\$32,750	\$2,729	\$819	(4 br, 4 ba)
50% Very Low Income	1	\$28,900	\$2,408	\$723	(studio)
	2	\$33,050	\$2,754	\$826	(1 br)
	3	\$37,150	\$3,096	\$929	(2 br, 1 ba)
	4	\$41,300	\$3,442	\$1,033	(2 br, 2 ba)
	5	\$44,600	\$3,717	\$1,115	(3 br, < 3 ba)
	6	\$47,900	\$3,992	\$1,198	(3 br, 3 ba)
	7	\$51,200	\$4,267	\$1,280	(4 br, < 4 ba)
	8	\$54,500	\$4,542	\$1,363	(4 br, 4 ba)
60% Low Income (120% of Very Low Income)	1	\$34,680	\$2,890	\$867	(studio)
	2	\$39,660	\$3,305	\$992	(1 br)
	3	\$44,580	\$3,715	\$1,115	(2 br, 1 ba)
	4	\$49,560	\$4,130	\$1,239	(2 br, 2 ba)
	5	\$53,520	\$4,460	\$1,338	(3 br, < 3 ba)
	6	\$57,480	\$4,790	\$1,437	(3 br, 3 ba)
	7	\$61,440	\$5,120	\$1,536	(4 br, < 4 ba)
	8	\$65,400	\$5,450	\$1,635	(4 br, 4 ba)
80% Low Income	1	\$46,250	\$3,854	\$1,156	(studio)
	2	\$52,900	\$4,408	\$1,323	(1 br)
	3	\$59,500	\$4,958	\$1,488	(2 br, 1 ba)
	4	\$66,100	\$5,508	\$1,653	(2 br, 2 ba)
	5	\$71,400	\$5,950	\$1,785	(3 br, < 3 ba)
	6	\$76,700	\$6,392	\$1,918	(3 br, 3 ba)
	7	\$81,950	\$6,829	\$2,049	(4 br, < 4 ba)
	8	\$87,250	\$7,271	\$2,181	(4 br, 4 ba)

* Maximum Rent includes allowance for landlord-paid utilities. Allowance for tenant-paid utilities is deducted from maximum rent.

HUD FY2009 MFI: \$74,900

Effective 3-19-09