

# Affordable Rents

# City of Chula Vista

2008

Note: The following household income limits are adjusted for a high cost area as per the Federal Housing Act of 1937 and calculated using HCD methodology to comply with Health and Safety Code Sections 50053 and 50093.

San Diego-Carlsbad-San Marcos, CA (MSA) Median Income

\$ 72,100

U.S. Department of Housing and Urban Development

EFFECTIVE: February 13, 2008

Unit Size		Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent	Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent
25% AMI Extremely Low Income				30% AMI Extremely Low Income			
Studio	1 person	346		346	415		415
1 Bedroom	2 persons	395		395	474		474
2 Bedrooms	3 persons	445		445	534		534
3 Bedrooms	4 persons	494		494	593		593
4 Bedrooms	5 persons	534		534	640		640

Unit Size		Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent	Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent
35% AMI Very Low Income				50% AMI Very Low Income			
Studio	1 person	484		484	691		691
1 Bedroom	2 persons	553		553	790		790
2 Bedrooms	3 persons	623		623	889		889
3 Bedrooms	4 persons	691		691	988		988
4 Bedrooms	5 persons	746		746	1,066		1,066

Unit Size		Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent	Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent
60% AMI Low Income				80% AMI Low Income			
Studio	1 person	830		830	1,106		1,106
1 Bedroom	2 persons	948		948	1,264		1,264
2 Bedrooms	3 persons	1,066		1,066	1,423		1,423
3 Bedrooms	4 persons	1,185		1,185	1,580		1,580
4 Bedrooms	5 persons	1,280		1,280	1,706		1,706

Unit Size		Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent	Maximum Housing Expense	Utility Costs as calculated by Owner	Maximum Rent
100% AMI Low Income				110% AMI Low Income			
Studio	1 person	1,261		1,261	1,453		1,453
1 Bedroom	2 persons	1,443		1,443	1,586		1,586
2 Bedrooms	3 persons	1,623		1,623	1,785		1,785
3 Bedrooms	4 persons	1,803		1,803	1,983		1,983
4 Bedrooms	5 persons	1,946		1,946	2,143		2,143

Maximum Rent = Maximum Housing Expense minus Utility Costs.

See the County of San Diego "Utility Allowance Schedule" to calculate the utility allowance based upon the project's actual utility mix.

**Allowances for  
Tenant-Furnished Utilities  
and Other Services**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing**

**OMB Approval No. 2577-0169**  
(exp. 9/30/2010)  
HUD-52667 (12/97)  
ref. Handbook 7420.8

Department of Housing and Community Development  
3989 Ruffin Rd., San Diego CA 92123-1890  
Serving as the Housing Authority of the County of San Diego

Unit Type

Date (mm/dd/yyyy)

		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Payment Standards (12/1/2006)</b>		957	1092	1325	1932	2329	2678	3028
<b>Fair Market Rent (10/1/2007)</b>		978	1117	1355	1976	2382	2739	3096
<b>Utility Or Service (7/1/2008)</b>		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	a. Gas/Other	5	7	9	11	14	16	18
	b. Oil /Electric	3	5	6	7	9	10	12
Cooking	a. Gas/Other	3	4	5	6	8	9	10
	b. Oil/Electric	2	3	3	4	5	6	7
Basic Electricity		10	14	19	23	29	33	37
Air Conditioning		1	1	1	1	1	1	2
Water Heating	a. Gas/Other	10	14	18	22	28	32	37
	b. Oil / Electric	7	9	12	15	19	22	25
Water		22	30	39	48	61	70	79
Sewer		18	25	32	39	49	56	64
Trash Collection		18	18	18	18	18	18	18
Range/Microwave		2	2	2	2	2	2	2
Refrigerator		6	6	6	6	6	6	6
Flat Rate Water (any flat rate parks, apartments)		12	12	12	12	12	12	12
Flat Rate Sewer (any flat rate parks, apartments)		16	16	16	16	16	16	16
Flat Rate Trash (any flat rate parks, apartments)		13	13	13	13	13	13	13

**Mobilehome Owner:** PS = \$751 (12/1/06); FMR = \$711 (10/1/07)

**Actual Family Allowances** To be used by the family to compute allowance.  
Complete below for the actual unit rented.

		Utility or Service	Per month cost
Name of Family		Heating	
Address of Unit		Cooking	
		Other Electric	
Number of Bedrooms		Water Heating	
		Water	
		Sewer	
		Trash Collection	
		Range/Microwave	
		Refrigerator	
		Air Conditioning	
		Other	
		<b>Total</b>	\$

**Instructions:** Circle actual bedroom size. Circle the appropriate payment standard (the lower of: size of unit, or number of bedrooms on Housing Choice Voucher). Circle appropriate allowances for all tenant paid/provided utilities, services and appliances (use allowances for actual unit size, rather than the utility allowances for the HCV bedroom size). Complete and total utility costs in the right hand bottom section. Mobilehomes/flat rate apartments have different utility allowances for water, sewer and trash.

Fair Market Rents effective: 10/01/2007

Payment Standards Effective: 12/01/2006

Utilities Effective: 07/01/2008

Note: Payment Standards are (rounded) 110% of FMR. The FMRs for unit sizes larger than 4BRS are calculated by adding 15% to the 4BR FMR for each extra bedroom. For example: the FMR for a 5BR unit is 1.15 times the size of the 4BR FMR, and the FMR for a 6BR unit is 1.30 times the 4BR FMR.

Imputed Interest Rate: 2% effective 08/2004