

**City of Encinitas  
2020 Income and Rents**

|   | <b>Household Size</b> | <b>Annual Income</b> | <b>Monthly Income</b> | <b>Unit Size</b> | <b>Affordable Rent*</b> |
|---|-----------------------|----------------------|-----------------------|------------------|-------------------------|
| <b>30% AMI<br/>Extremely Low Income</b> | 1                     | \$24,300             | \$2,025               | Studio           | \$608                   |
|   | 2                     | \$27,750             | \$2,313               | 1-Bedroom        | \$694                   |
|   | 3                     | \$31,200             | \$2,600               | 2-Bedroom        | \$780                   |
|   | 4                     | \$34,650             | \$2,888               | 3-Bedroom        | \$866                   |
|   | 5                     | \$37,450             | \$3,121               | 4-Bedroom        | \$936                   |
|   | 6                     | \$40,200             | \$3,350               | 5-Bedroom        | \$1,005                 |
|   | 7                     | \$43,000             | \$3,583               | 6-Bedroom        | \$1,075                 |
|   | 8                     | \$45,750             | \$3,813               | 7-Bedroom        | \$1,144                 |
| <b>50% AMI<br/>Very Low Income</b>      | 1                     | \$40,450             | \$3,371               | Studio           | \$1,011                 |
|   | 2                     | \$46,200             | \$3,850               | 1-Bedroom        | \$1,155                 |
|   | 3                     | \$52,000             | \$4,333               | 2-Bedroom        | \$1,300                 |
|   | 4                     | \$57,750             | \$4,813               | 3-Bedroom        | \$1,444                 |
|   | 5                     | \$62,400             | \$5,200               | 4-Bedroom        | \$1,560                 |
|   | 6                     | \$67,000             | \$5,583               | 5-Bedroom        | \$1,675                 |
|   | 7                     | \$71,650             | \$5,971               | 6-Bedroom        | \$1,791                 |
|   | 8                     | \$76,250             | \$6,354               | 7-Bedroom        | \$1,906                 |
| <b>80% AMI<br/>Low Income</b>           | 1                     | \$64,700             | \$5,392               | Studio           | \$1,618                 |
|   | 2                     | \$73,950             | \$6,163               | 1-Bedroom        | \$1,849                 |
|   | 3                     | \$83,200             | \$6,933               | 2-Bedroom        | \$2,080                 |
|   | 4                     | \$92,400             | \$7,700               | 3-Bedroom        | \$2,310                 |
|   | 5                     | \$99,800             | \$8,317               | 4-Bedroom        | \$2,495                 |
|   | 6                     | \$107,200            | \$8,933               | 5-Bedroom        | \$2,680                 |
|   | 7                     | \$114,600            | \$9,550               | 6-Bedroom        | \$2,865                 |
|   | 8                     | \$122,000            | \$10,167              | 7-Bedroom        | \$3,050                 |

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

*HUD FY2020 MFI \$92,700  
Effective 4/1/2020*

Source and more information can be found at:  
<https://www.huduser.gov/portal/datasets/il.html>