



**2016 MAXIMUM INCOME AND RENT LIMITS**

**Hollywood Palms Apartments – 4350-4394 Home Avenue  
HOME Program/Housing Trust Fund / Multi Family Bond**

Ninety-three (93) units, including eleven (11) units restricted pursuant to the HOME Program and the remaining eighty-two (82) units being Housing Trust Fund (HTF) units, shall be set aside for rental and occupancy as follows:

1. a. **Ten (10) units** shall be rented exclusively to persons or households whose gross annual income does not exceed **50% of the HUD area median income**. **Three (3) Non-HOME units will be Project Based Section 8**. The revised maximum annual household income limits for qualifying tenants are as follows:

50% of AMI	
Household Size	Maximum Annual Income
One Person	\$29,750
Two Persons	\$34,000
Three Persons	\$38,250
Four Persons	\$42,500
Five Persons	\$45,900
Six Persons	\$49,300
Seven Persons	\$52,700
Eight Persons	\$56,100

- b. The revised maximum rents are as follows:

Total	Number of Units			Unit Type	Maximum Monthly Rent
	HOME	HTF	PB Sec 8*		
3	1	1	1	2 BR	\$899
4	1	2	1	3 BR	\$1,034
3	1	1	1	4 BR	\$1,146

*\* Contract Income and Rent Applies*

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2. a. **Eighty three (83) units shall be rented exclusively to persons or households whose gross annual income does not exceed 60% of the HUD area median income. Twenty (20) Non-HOME units will be Project Based Section 8.** The revised maximum annual household income limits for qualifying tenants are as follows:

60% of AMI	
Household Size	Maximum Annual Income
One Person	\$35,700
Two Persons	\$40,800
Three Persons	\$45,900
Four Persons	\$51,000
Five Persons	\$55,080
Six Persons	\$59,160
Seven Persons	\$63,240
Eight Persons	\$67,320

- b. The revised maximum rents are as follows:

Total	Number of Units			Unit Type	Maximum Monthly Rent
	HOME	HTF	PB Sec 8*		
40	4	26	10	2 BR	\$1,090
24	2	16	6	3 BR	\$1,204
19	2	13	4	4 BR	\$1,291

*\* Contract Income and Rent Applies*

The HOME Program units will be restricted for 20 years under the HOME Program. Thereafter (from year 21 through 55), the HOME units will be restricted as HTF units

Multifamily Bond requirements (10% or 10 units at 50% AMI and 30% or 28 units at 60% AMI) are met within the above 50% and 60% guidelines.

Twenty-Three (23) HTF units are designated as Project Based Section 8 units and shall be subject to the San Diego Housing Commission (SDHC) Contract governing the Project Based Section 8 units. Upon expiration of the SDHC Contract these units shall be restricted as HTF units.

**Note:** In the case of tenants receiving Section 8 benefits, the total contract rent (which includes all payments made by the tenant and all subsidies received by the owner) shall not exceed the maximum allowable rent referenced above.