

Builder’s Remedy: Housing for very low, low, and moderate-income households

		Existing Law	AB 1893
Lower Income (Health & Safety Code (“H&SC”) § 50079.5) ¹	<i>Number of Units (% of Total Units)</i>	20% lower income	100% lower income
	<i>Affordable Housing Cost/Affordable Rent</i>	30% of 60% of AMI with adjustments for household size	<i>For Sale:</i> per H&SC § 50052.5 ² , restricted for 45 years <i>Rental:</i> rent limits published periodically by the California Tax Credit Allocation Committee ³ , restricted for 55 years
Moderate-Income (H&SC § 50093) ¹	<i>Number of Units (% of Total Units)</i>	100% moderate- or middle income	100% moderate-income
	<i>Affordable Housing Cost/Affordable Rent</i>	30% of 100% percent of AMI with adjustments for household size	<i>For Sale:</i> per H&SC § 50052.5 ² , restricted for 45 years <i>Rental:</i> per H&SC § 50053 ⁴ , restricted for 55 years
Mixed Income	<i>Number of Units (% of Total Units)</i>	N/A	<ul style="list-style-type: none"> • 7% extremely low income (H&SC § 50106)¹, or • 10% very low income (H&SC § 50105)¹, or • 13% lower income (H&SC § 50079.5)¹, or • 0%, if 10 or fewer units on less than 1 acre at 10 or more du/ac
	<i>Affordable Housing Cost/Affordable Rent</i>	N/A	<i>For Sale:</i> per H&SC § 50052.5 ² , restricted for 45 years <i>Rental:</i> per H&SC § 50053 ⁴ , restricted for 55 years

¹ Income Definitions

“Extremely low-income households” means persons and families whose incomes do not exceed 30 percent of AMI, adjusted for family size.

“Very low income households” means persons and families whose incomes do not exceed 50 percent of AMI, adjusted for family size.

“Lower income households” means persons and families whose incomes do not exceed 80 percent of

AMI, adjusted for family size.

“Moderate-income households” means persons and families whose incomes exceed the income limit for lower income households but do not exceed 120 percent of AMI, adjusted for family size.

² Affordable Housing Cost Definitions

For extremely low income households, 30% of 30% of AMI, adjusted for family size.

For very low income households, 30% of 50% of AMI, adjusted for family size.

For lower income households whose gross incomes exceed the maximum income for very low income households, 30% of 70% of AMI, adjusted for household size, with the ability for the jurisdiction to increase to 30% of gross income if gross income exceeds 70% of AMI.

For moderate income households, 35% of 110% of AMI, adjusted for household size, with the ability for the jurisdiction to increase to 35% of gross income if gross income exceeds 110% of AMI.

³ California Tax Credit Allocation Committee Rent Definitions

See California Tax Credit Allocation Committee website. The 2024 income and rent limits are available [here](#).

⁴ Affordable Rent Definitions:

For extremely low-income households, 30% of 30% of AMI, adjusted for family size.

For very low income households, 30% of 50% of AMI, adjusted for family size.

For lower income households whose gross incomes exceed the maximum income for very low income households, 30% of 60% of AMI, adjusted for family size, with the ability for the jurisdiction to increase to 30% of gross income if gross income exceeds 60% of AMI.

For moderate income households, 30% of 110% of AMI, adjusted for household size, with the ability for the jurisdiction to increase to 30% of gross income if gross income exceeds 110% of AMI.