



2019

Maximum Income and Rent Limits

Effective April 24, 2019

(revised annually by City)

<i>Persons in Household</i>	MAXIMUM ANNUAL INCOME					
	Extremely Low <i>(30%)*</i>	Very Low <i>(50%)</i>	Low <i>(60%)</i>	Low <i>(80%)</i>	Median <i>(100%)</i>	Moderate <i>(120%)</i>
1	\$23,450	\$39,100	\$46,900	\$62,550	\$78,200	\$93,850
2	\$26,800	\$44,700	\$53,600	\$71,500	\$89,350	\$107,250
3	\$30,150	\$50,250	\$60,300	\$80,400	\$100,550	\$120,650
4	\$33,500	\$55,850	\$67,000	\$89,350	\$111,700	\$134,050
5	\$36,200	\$60,300	\$72,400	\$96,500	\$120,650	\$144,750
6	\$38,850	\$64,800	\$77,750	\$103,650	\$129,550	\$155,500
7	\$41,550	\$69,250	\$83,100	\$110,800	\$138,500	\$166,200
8	\$44,250	\$73,700	\$88,450	\$117,950	\$147,450	\$176,950

Derived from the Oakland-Fremont, CA HUD Metro Fair Market Rate (FMR) Area most recent median income level for a family of four (*). The Oakland-Fremont FMR Area includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 50% of median, 2) 60% of median, 3) 80% of median, 4) 100% of median, and 5) 120% of median. The maximum annual income level is determined by the number of persons in the household.

(* U.S. Department of Housing & Urban Development (HUD); \$111,700; 4/24/2019)

<i>Size/Type of Unit</i>	MAXIMUM MONTHLY RENT					
	Extremely Low <i>(30%)*</i>	Very Low <i>(50%)</i>	Low <i>(60%)</i>	Low <i>(80%)</i>	Median <i>(100%)</i>	Moderate <i>(120%)</i>
Studio	\$586	\$978	\$1,173	\$1,564	\$1,955	\$2,346
1 BR	\$670	\$1,118	\$1,340	\$1,788	\$2,234	\$2,681
2 BR	\$754	\$1,256	\$1,508	\$2,010	\$2,514	\$3,016
3 BR	\$905	\$1,508	\$1,810	\$2,413	\$3,016	\$3,619

The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of monthly household income for housing. Rent calculations are based on the following household size assumptions: Studio = 1 person; 1 BR = 2 persons; 2 BR = 3 persons; and 3 BR = 5 persons. Rent limits at individual apartment developments may vary according to the specific terms of each individual City agreement.