



2020

Maximum Income and Rent Limits

Effective April 1, 2020

(revised annually by City)

Persons in Household	MAXIMUM ANNUAL INCOME					
	Extremely Low (30%)*	Very Low (50%)	Low (60%)	Low (80%)	Median (100%)	Moderate (120%)
1	\$25,050	\$41,700	\$50,050	\$66,750	\$83,450	\$100,150
2	\$28,600	\$47,700	\$57,200	\$76,300	\$95,350	\$114,450
3	\$32,200	\$53,650	\$64,350	\$85,800	\$107,300	\$128,750
4	\$35,750	\$59,600	\$71,500	\$95,350	\$119,200	\$143,050
5	\$38,600	\$64,350	\$77,250	\$103,000	\$128,750	\$154,500
6	\$41,500	\$69,150	\$82,950	\$110,600	\$138,250	\$165,950
7	\$44,350	\$73,900	\$88,700	\$118,250	\$147,800	\$177,350
8	\$47,200	\$78,650	\$94,400	\$125,900	\$157,350	\$188,800

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); \$119,200; 4/1/2020

Size/Type of Unit	MAXIMUM MONTHLY RENT					
	Extremely Low (30%)*	Very Low (50%)	Low (60%)	Low (80%)	Median (100%)	Moderate (120%)
Studio	\$626	\$1,043	\$1,251	\$1,669	\$2,086	\$2,504
1 BR	\$715	\$1,193	\$1,430	\$1,908	\$2,384	\$2,861
2 BR	\$805	\$1,341	\$1,609	\$2,145	\$2,683	\$3,219
3 BR	\$965	\$1,609	\$1,931	\$2,575	\$3,219	\$3,863

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.