



P.O. Box 520, Pleasanton, CA 94566-0802
Housing Division (tel. 925-931-5007; fax 925-931-5485)

2016

Applicable Income and Rent Limits for Below-Market Rent (BMR) Apartments - GENERAL

(revised annually by City)

Persons in Household	MAXIMUM ANNUAL INCOME:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
1	\$78,600	\$65,500	\$52,400	\$39,300	\$32,750
2	\$89,850	\$74,900	\$59,900	\$44,950	\$37,450
3	\$101,100	\$84,250	\$67,400	\$50,550	\$42,100
4	\$112,300	\$93,600	\$74,900	\$56,150	\$46,800
5	\$121,300	\$101,100	\$80,850	\$60,650	\$50,550
6	\$130,300	\$108,600	\$86,850	\$65,150	\$54,300
7	\$139,300	\$116,050	\$92,850	\$69,650	\$58,050
8	\$148,250	\$123,550	\$98,850	\$74,150	\$61,800

Size/Type of Unit	MAXIMUM MONTHLY RENT:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
Studio	\$1,965	\$1,638	\$1,310	\$983	\$819
1 BR	\$2,246	\$1,873	\$1,498	\$1,124	\$936
2 BR	\$2,528	\$2,106	\$1,685	\$1,264	\$1,053
3 BR	\$3,033	\$2,528	\$2,021	\$1,516	\$1,264

NOTES:

Derived from the U.S. Department of Housing and Urban Development (HUD) median income level for the Oakland-Fremont HMFA for a family of four (*). The Oakland/Fremont HMFA includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 120% of median, 2) 100% of median, 3) 80% of median, 4) 60% of median, and 5) 50% of median. The maximum annual income level is determined by the number of persons in the household. The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of the monthly household income for housing. The rent calculations shown above are based on the following household size assumptions: Studio = 1 person; 1BR = 2 persons; 2BR = 3 persons; 3BR = 5 persons. Rent limits at individual apartment developments may vary according to the specific terms of each individual City agreement.

(*) Department of Housing and Urban Development (HUD); \$93,600; 3/28/2016