

**2020 RENT LIMITS**  
**MAXIMUM RENTS ALLOWED FOR CITY-ASSISTED HOUSING DEVELOPMENTS**  
**OAKLAND, CALIFORNIA**

**Effective Date: HOME Income & Rent Limits - 7/1/2020;**  
**Sec 8 FMRs - 10/1/2019; TCAC - 4/1/2020; CA HCD - 5/6/2019; NSP - 6/28/2019**

(corrected 8/18/2020)

<b>RENT LIMITATIONS</b>	<b>SRO<sup>1</sup></b>	<b>0 Bdrm.<sup>2</sup></b>	<b>1 Bdrm.</b>	<b>2 Bdrm.</b>	<b>3 Bdrm.</b>	<b>4 Bdrm.</b>	<b>5 Bdrm.</b>
30% of 20% of area median income	\$343	\$457	\$489	\$587	\$678	\$757	\$835
30% of 25% of area median income	\$428	\$571	\$612	\$734	\$848	\$946	\$1,044
30% of 30% of area median income	\$514	\$685	\$734	\$881	\$1,018	\$1,135	\$1,253
<b>30% of 35% of area median income</b>	\$599	\$799	\$856	\$1,028	\$1,187	\$1,324	\$1,462
<b>30% of 50% of area median income</b>	\$857	\$1,142	\$1,223	\$1,468	\$1,696	\$1,892	\$2,088
<b>30% of 60% of area median income</b>	\$1,028	\$1,371	\$1,468	\$1,762	\$2,036	\$2,271	\$2,506
30% of 80% of area median income	\$1,371	\$1,828	\$1,958	\$2,350	\$2,715	\$3,029	\$3,342
30% of 100% of area median income	\$1,565	\$2,086	\$2,235	\$2,683	\$3,099	\$3,456	\$3,814
30% of 110% of area median income	\$1,721	\$2,295	\$2,459	\$2,951	\$3,409	\$3,802	\$4,196
<b>HOME Low Rents<sup>3</sup></b>	n/a	\$1,142	\$1,223	\$1,468	\$1,696	\$1,892	\$2,088
<b>HOME High Rents<sup>3</sup></b>	n/a	\$1,465	\$1,571	\$1,888	\$2,172	\$2,404	\$2,634
<b>Section 8 Fair Market Rent</b>		\$1,488	\$1,808	\$2,239	\$3,042	\$3,720	\$4,278

(1) SRO units are single room units without both a kitchen and a bathroom.

(2) 0 Bedroom units have both kitchen and bathroom (efficiency and studio units)

**(3) HOME units must comply with applicable HOME Low or High rents. Apply the most restrictive rent when different.**

**Rent increases on City of Oakland restricted affordable housing units are subject to City approval based on the current annual rent increase policy.**

Rents must be reduced by an allowance for tenant-paid utilities.

Sponsors may use the utility allowances under the federal Section 8 program as published by the Oakland Housing Authority, or sponsors may present documentation substantiating other figures.

To calculate Utility Allowances, see the Oakland Housing Authority's Utility Allowance chart, available at [www.oakha.org](http://www.oakha.org). Housing developments with loan closings after 8/23/2013 must use the HUD utility model to calculate the utility allowance.

**2020 RENT LIMITS - INCLUSIONARY UNITS**  
**MAXIMUM RENTS ALLOWED FOR INCLUSIONARY AFFORDABLE HOUSING <sup>(1)</sup>**  
**OAKLAND, CALIFORNIA**

<b>RENT LIMITATIONS</b>	<b>0 Bdrm.<sup>2</sup></b>	<b>1 Bdrm.</b>	<b>2 Bdrm.</b>	<b>3 Bdrm.</b>	<b>4 Bdrm.</b>	<b>5 Bdrm.</b>
<b>30% of 30% of area median income</b>	\$686	\$783	\$881	\$979	\$1,058	\$1,136
<b>30% of 50% of area median income</b>	\$1,143	\$1,305	\$1,468	\$1,631	\$1,763	\$1,893
30% of 80% of area median income	\$1,828	\$2,089	\$2,350	\$2,610	\$2,820	\$3,029
30% of 100% of area median income	\$2,086	\$2,384	\$2,683	\$2,980	\$3,219	\$3,456
30% of 110% of area median income	\$2,295	\$2,622	\$2,951	\$3,278	\$3,541	\$3,802

(1) This applies to projects providing on-site affordable housing in lieu of payment of impact fees, and not subject to any pertinent federal statutes. Please refer to the City of Oakland Impact Fee Administrative Regulations and Manual, available here: <https://cao-94612.s3.amazonaws.com/documents/oak067718.pdf>

Rents must be reduced by an allowance for tenant-paid utilities.

Sponsors may use the utility allowances under the federal Section 8 program as published by the Oakland Housing Authority, or sponsors may present documentation substantiating other figures.

Rent Limits for inclusionary units differ from the City's standard rent limits due to different adjustments for estimated household size, per the City of Oakland Impact Fee Administrative Regulations and Manual, and the guidelines set forth by California Health and Safety Code Section 50052.5(h):

	<b>Estimated Household Size</b>					
	0 br	1 br	2 br	3 br	4 br	5 br
Inclusionary Units	1	2	3	4	5	6
Standard City-assisted properties	1	1.5	3	4.5	6	7.5