



2021

Maximum Income and Rent Limits

Effective April 1, 2021

(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	\$26,400	\$43,950	\$52,750	\$70,350	\$87,900	\$105,500
2	\$30,150	\$50,250	\$60,300	\$80,400	\$100,500	\$120,600
3	\$33,900	\$56,500	\$67,800	\$90,450	\$113,050	\$135,650
4	\$37,700	\$62,800	\$75,350	\$100,500	\$125,600	\$150,700
5	\$40,700	\$67,800	\$81,400	\$108,500	\$135,650	\$162,800
6	\$43,700	\$72,850	\$87,400	\$116,550	\$145,700	\$174,850
7	\$46,700	\$77,850	\$93,450	\$124,600	\$155,750	\$186,900
8	\$49,750	\$82,900	\$99,500	\$132,650	\$165,800	\$198,950

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); \$125,600; 4/1/2021

Size/Type of Unit	MAXIMUM MONTHLY RENT					
	Extremely Low (30%)*	Very Low (50%)	Low (60%)	Low (80%)	Median (100%)	Moderate (120%)
Studio	\$660	\$1,099	\$1,319	\$1,759	\$2,198	\$2,638
1 BR	\$754	\$1,256	\$1,508	\$2,010	\$2,513	\$3,015
2 BR	\$848	\$1,413	\$1,695	\$2,261	\$2,826	\$3,391
3 BR	\$1,018	\$1,695	\$2,035	\$2,713	\$3,391	\$4,070

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.