

2019 Rent Limits
MAXIMUM RENTS ALLOWED UNDER CITY OF OAKLAND HOUSING PROGRAMS
OAKLAND, CALIFORNIA

Effective Date: HOME Income & Rent Limits - 6/28/2019;
Sec 8 FMRs - 10/1/2018; TCAC - 4/24/2019; CA HCD - 5/6/2019; NSP - 6/28/2019

RENT LIMITATIONS	SRO¹	0 Bdrm.²	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
30% of 25% of area median income	\$407	\$543	\$581	\$698	\$806	\$899	\$992
30% of 30% of area median income	\$488	\$651	\$697	\$837	\$966	\$1,078	\$1,189
30% of 35% of area median income	\$570	\$759	\$813	\$976	\$1,127	\$1,258	\$1,388
30% of 50% of area median income	\$814	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983
30% of 60% of area median income	\$977	\$1,302	\$1,395	\$1,674	\$1,933	\$2,157	\$2,379
30% of 80% of area median income	\$1,294	\$1,725	\$1,971	\$2,218	\$2,464	\$2,661	\$2,859
30% of 110% of area median income	\$1,613	\$2,151	\$2,304	\$2,765	\$3,195	\$3,563	\$3,932
HOME Low Rents³	n/a	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983
HOME High Rents³	n/a	\$1,390	\$1,491	\$1,791	\$2,060	\$2,496	\$2,713
Section 8 Fair Market Rent		\$1,409	\$1,706	\$2,126	\$2,925	\$3,587	\$4,125

(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. Housing developments with loan closings after 8/23/2013 must use the HUD utility model to calculate the utility allowance.