

**MAXIMUM RENTS ALLOWED UNDER FEDERAL, STATE AND CITY/AGENCY HOUSING PROGRAMS
OAKLAND, CALIFORNIA
Effective March 31, 2005**

PROGRAM	RENT LIMITATIONS	SRO¹	0 Bdrm.²	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
TAX CREDIT PROGRAM								
	30% of 50% of area median income	\$582	\$725	\$776	\$931	\$1,076	\$1,200	\$1,325
	30% of 60% of area median income	\$653	\$870	\$931	\$1,117	\$1,291	\$1,440	\$1,590
CITY & REDEVELOPMENT AGENCY PROGRAMS								
Units reserved for:								
Very low income	30% of 35% of area median income	\$380	\$507	\$543	\$651	\$753	\$840	\$927
Low income	30% of 60% of area median income	\$653	\$870	\$931	\$1,117	\$1,291	\$1,440	\$1,590
Other low income	30% of 80% of area median income	\$870	\$1,160	\$1,242	\$1,490	\$1,722	\$1,920	\$2,120
HOME PROGRAM								
HOME "low" rents	30% of 50% of area median income	\$544	\$725	\$776	\$931	\$1,076	\$1,200	\$1,325
HOME "high" rents ³	30% of 65% of area median income	\$691	\$921	\$989	\$1,189	\$1,365	\$1,504	\$1,641
SECTION 8 PROGRAM								
	Fair Market Rent	\$709	\$945	\$1,132	\$1,342	\$1,870	\$2,293	\$2,637

- NOTES:
- (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 "high" rents are the lower of either rents for 65% of area median income or Fair Market Rents.

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.

See attached chart of the Oakland Housing Authority Section 8 Utility Allowances.