

**MAXIMUM RENTS ALLOWED UNDER FEDERAL, STATE AND CITY/AGENCY HOUSING PROGRAMS  
OAKLAND, CALIFORNIA  
Effective March 15, 2004**

<b>PROGRAM</b>	<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>
<b>TAX CREDIT PROGRAM</b>								
	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
<b>CITY &amp; REDEVELOPMENT AGENCY PROGRAMS</b>								
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
<b>HOME PROGRAM</b>								
HOME "low" rents	30% of 50% of area median income	\$544	\$725	\$776	\$931	\$1,076	\$1,200	\$1,325
HOME "high" rents <sup>3</sup>	30% of 65% of area median income	\$691	\$921	\$988	\$1,189	\$1,365	\$1,503	\$1,640
<b>SECTION 8 PROGRAM</b>								
	Fair Market Rent	\$702	\$936	\$1,132	\$1,420	\$1,947	\$2,325	\$2,674

- 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.