

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

**Effective Date: HOME - July 13, 2011; Sec 8 FMRs - October 1, 2010; TCAC July 31, 2011; State June 23, 2011  
(as revised July 25, 2011)**

<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 25% of area median income	\$303	\$404	\$433	\$519	\$600	\$669	\$739
30% of 30% of area median income	\$364	\$485	\$519	\$623	\$720	\$803	\$886
<b>30% of 35% of area median income</b>	\$424	\$566	\$606	\$727	\$840	\$937	\$1,034
<b>30% of 50% of area median income</b>	\$606	\$808	\$866	\$1,038	\$1,200	\$1,338	\$1,477
<b>30% of 60% of area median income</b>	\$728	\$970	\$1,039	\$1,246	\$1,440	\$1,606	\$1,773
30% of 80% of area median income	\$853	\$1,138	\$1,219	\$1,463	\$1,689	\$1,884	\$2,079
30% of 110% of area median income	\$1,332	\$1,777	\$1,904	\$2,284	\$2,640	\$2,944	\$3,249
<b>HOME Low Rents<sup>3</sup></b>	\$606	\$808	\$866	\$1,038	\$1,200	\$1,338	\$1,477
<b>HOME High Rents<sup>4</sup></b>	\$731	\$974	\$1,105	\$1,328	\$1,526	\$1,683	\$1,838
<b>Section 8 Fair Market Rent</b>	\$731	\$974	\$1,176	\$1,393	\$1,889	\$2,339	\$2,690

(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 "low" rents are set at 30% of 50% of area median income

(4) 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.