

2017 Rent Limits
MAXIMUM RENTS ALLOWED UNDER CITY OF OAKLAND HOUSING PROGRAMS
OAKLAND, CALIFORNIA

Effective Date: HOME Income Limit - 4/11/17; Home Rent Limits - 4/11/17;
Sec 8 FMRs - May 1, 2017; TCAC April 14, 2017; CA HCD June 9, 2017; NSP April 2017

RENT LIMITATIONS	SRO¹	0 Bdrm.²	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
30% of 20% of area median income	\$274	\$365	\$391	\$469	\$542	\$605	\$668
30% of 25% of area median income	\$342	\$457	\$489	\$587	\$678	\$756	\$835
30% of 30% of area median income ³	\$411	\$548	\$587	\$704	\$813	\$907	\$1,001
30% of 35% of area median income³	\$479	\$639	\$685	\$821	\$949	\$1,058	\$1,168
30% of 50% of area median income	\$685	\$913	\$978	\$1,173	\$1,356	\$1,512	\$1,669
30% of 60% of area median income³	\$822	\$1,096	\$1,174	\$1,408	\$1,627	\$1,815	\$2,003
30% of 80% of area median income	\$1,056	\$1,408	\$1,508	\$1,810	\$2,091	\$2,333	\$2,573
30% of 110% of area median income	\$1,407	\$1,876	\$2,009	\$2,410	\$2,786	\$3,108	\$3,429
HOME Low Rents⁴	n/a	\$913	\$978	\$1,173	\$1,356	\$1,512	\$1,669
HOME High Rents⁴	n/a	\$1,226	\$1,315	\$1,579	\$1,816	\$2,006	\$2,196
Section 8 Fair Market Rent		\$1,435	\$1,723	\$2,173	\$3,017	\$3,477	\$3,999

(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) These rent limits have been held at the 2012 rents.

(4) HOME units must comply with applicable HOME Low or High rents. Apply the most restrictive rent when different.

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. Housing developments with loan closings after 8/23/2013 must use the

HUD utility model to calculate the utility allowance.