

2018 Rent Limits
MAXIMUM RENTS ALLOWED UNDER CITY OF OAKLAND HOUSING PROGRAMS
OAKLAND, CALIFORNIA

Effective Date: HOME Income Limit - 6/1/18; Home Rent Limits - 6/1/2018;
Sec 8 FMRs - June 1, 2018; TCAC April 1, 2018; CA HCD April 26, 2018; NSP June 2018

RENT LIMITATIONS	SRO¹	0 Bdrm.²	1 Bdrm.	2 Bdrm.	3 Bdrm.	4 Bdrm.	5 Bdrm.
30% of 25% of area median income	\$381	\$509	\$545	\$654	\$755	\$843	\$930
30% of 30% of area median income	\$458	\$610	\$654	\$784	\$906	\$1,011	\$1,115
30% of 35% of area median income	\$534	\$712	\$763	\$915	\$1,057	\$1,179	\$1,301
30% of 50% of area median income	\$763	\$1,017	\$1,090	\$1,307	\$1,510	\$1,685	\$1,859
30% of 60% of area median income	\$916	\$1,221	\$1,308	\$1,569	\$1,812	\$2,022	\$2,231
30% of 80% of area median income	\$1,221	\$1,628	\$1,744	\$2,092	\$2,417	\$2,696	\$2,975
30% of 110% of area median income	\$1,508	\$2,010	\$2,153	\$2,584	\$2,986	\$3,330	\$3,675
HOME Low Rents³	n/a	1017	1090	1307	1510	1685	1859
HOME High Rents³	n/a	1369	1468	1763	2028	2243	2456
Section 8 Fair Market Rent		\$1,540	\$1,855	\$2,329	\$3,219	\$3,946	\$4,538

(1) SRO units are single room units without both a kitchen and a bathroom.

(2) O 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.

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.