



P.O. Box 520, Pleasanton, CA 94566-0802
Housing Division (tel. 925-931-5007; fax 925-931-5485)

2014

Applicable Income and Rent Limits for Below-Market Rent (BMR) Apartments

(revised annually by City)

Persons in Household	MAXIMUM ANNUAL INCOME:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
1	\$74,350	\$61,950	\$49,550	\$37,150	\$31,000
2	\$84,950	\$70,800	\$56,650	\$42,500	\$35,400
3	\$95,600	\$79,650	\$63,700	\$47,800	\$39,800
4	\$106,200	\$88,500	\$70,800	\$53,100	\$44,250
5	\$114,700	\$95,600	\$76,450	\$57,350	\$47,800
6	\$123,200	\$102,650	\$82,150	\$61,600	\$51,350
7	\$131,700	\$109,750	\$87,800	\$65,850	\$54,850
8	\$140,200	\$116,800	\$93,450	\$70,100	\$58,400

Size/Type of Unit	MAXIMUM MONTHLY RENT:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
Studio	\$1,859	\$1,549	\$1,239	\$929	\$775
1 BR	\$2,124	\$1,770	\$1,416	\$1,063	\$885
2 BR	\$2,390	\$1,991	\$1,593	\$1,195	\$995
3 BR	\$2,868	\$2,390	\$1,911	\$1,434	\$1,195

NOTES:

Derived from the Oakland Primary Metropolitan Statistical Area (PMSA) most recent median income level for family of four (*). The Oakland PMSA includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 120% of median, 2) 100% of median, 3) 80% of median, 4) 60% of median, and 5) 50% of median. The maximum annual income level is determined by the number of persons in the household. The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of the monthly household income for housing. The rent calculations shown above are based on the following household size assumptions: Studio = 1 person; 1BR = 2 persons; 2BR = 3 persons; 3BR = 5 persons.

(*) Department of Housing and Urban Development (HUD); \$88,500; 12/18/2013