THE CITY OF PLEASANTON

2026

Maximum Income and Rent Limits

Effective May 1, 2026 *(Revised July 9, 2026)*

(revised annually by City)

Persons in Household	**MAXIMUM ANNUAL INCOME**					
	Extremely Low ***(30%)***	Very Low ***(50%)***	Low ***(60%)***	Low ***(80%)***	Median ***(100%)***	Moderate ***(120%)***
1	$35,650	$59,400	$68,370	$95,050	$113,950	$136,750
2	$40,750	$67,900	$78,150	$108,600	$130,250	$156,350
3	$45,850	$76,400	$87,900	$122,200	$146,500	$175,800
4	$50,900	$84,850	$97,680	$135,750	**$162,800**	$195,350
5	$55,000	$91,650	$105,480	$146,650	$175,800	$211,000
6	$59,050	$98,450	$113,310	$157,500	$188,850	$226,600
7	$63,150	$105,250	$121,110	$168,350	$201,850	$242,250
8	$67,200	$112,050	$128,940	$179,200	$214,900	$257,900

Derived from the Oakland-Fremont, CA HUD Metro Fair Market Rate (FMR) Area most recent median income level for a family of four (*). The Oakland-Fremont FMR Area includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 50% of median, 2) 60% of median, 3) 80% of median, 4) 100% of median, and 5) 120% of median. The maximum annual income level is determined by the number of persons in the household.

100% Median Income calculations follow State HCD's calculations using adjustments for family size using HUD's annual 100% Median Family Income for 4-person household:

1-Person	2-Person	3-Person	5-Person	6-Person	7-Person	8-Person
70%	80%	90%	108%	116%	124%	132%

(*) U.S. Department of Housing & Urban Development (HUD); **$162,800**; 05/01/2026

Size/Type of Unit	**MAXIMUM MONTHLY RENT**					
	Extremely Low ***(30%)***	Very Low ***(50%)***	Low ***(60%)***	Low ***(80%)***	Median ***(100%)***	Moderate ***(120%)***
Studio	$891	$1,485	$1,709	$2,376	$2,849	$3,419
1 BR	$1,018	$1,697	$1,954	$2,715	$3,256	$3,909
2 BR	$1,146	$1,910	$2,198	$3,056	$3,663	$4,395
3 BR	$1,272	$2,121	$2,442	$3,394	$4,070	$4,884

The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of monthly household income for housing.
Rent calculations are based on the following household size assumptions: Studio = 1 person; 1 BR = 2 persons; 2 BR = 3 persons; and 3 BR = 4 persons.
Rent limits at individual apartment developments may vary according to the specific terms of each individual City agreement.
The following Income and Rent Limits are compiled from HUD, State HCD, and TCAC.

HUD: https://www.huduser.gov/portal/datasets/il.html
State HCD: https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits
TCAC: https://www.treasurer.ca.gov/ctcac/compliance.asp