



2026

Maximum Income and Rent Limits
Effective May 1, 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	\$68,400	\$95,050	\$113,950	\$136,750
2	\$40,750	\$67,900	\$78,180	\$108,600	\$130,250	\$156,350
3	\$45,850	\$76,400	\$87,960	\$122,200	\$146,500	\$175,800
4	\$50,900	\$84,450	\$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	\$113,340	\$157,500	\$188,850	\$226,600
7	\$63,150	\$105,250	\$121,140	\$168,350	\$201,850	\$242,250
8	\$67,200	\$112,050	\$128,970	\$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.

(*) 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	\$1,484	\$1,709	\$2,376	\$2,849	\$3,419
1 BR	\$1,019	\$1,697	\$1,954	\$2,715	\$3,256	\$3,909
2 BR	\$1,146	\$1,909	\$2,198	\$3,055	\$3,663	\$4,395
3 BR	\$1,272	\$2,110	\$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>