



2019 Income Limits and Maximum Below Market Rate (BMR) Rent Update Effective May 6, 2019

INCOME LIMITS

Below are the maximum household income limits for the City of Dublin and Alameda County, effective May 6, 2019. Income limits are shown by income category and household size. The Income limits are established annually by the State of California Department of Housing and Community Development (HCD). Information regarding HCD's methodology is available at: www.hcd.ca.gov. The income limits are used to determine eligibility for the City of Dublin's Below Market Rate (BMR) rental housing and ownership program.

2019 Income Limits

Income Category	% of Area Median Income	Household Size							
		1	2	3	4	5	6	7	8
Extremely Low	30%	\$26,050	\$29,750	\$33,450	\$37,150	\$40,150	\$43,100	\$46,100	\$49,050
Very Low	50%	\$43,400	\$49,600	\$55,800	\$61,950	\$66,950	\$71,900	\$76,850	\$81,800
Low	80%	\$69,000	\$78,850	\$88,700	\$98,550	\$106,450	\$114,350	122,250	130,100
Median*	100%	\$78,200	\$89,350	100,550	111,700	\$120,650	\$129,550	138,500	\$147,450
Moderate	120%	\$93,850	\$107,250	\$120,650	\$134,050	\$144,750	\$155,500	\$166,200	\$176,950

Updated May 6, 2019, CA State Department of Housing and Community Development Official Income Limits

**Median Income shown for reference only, this is not an official income limit.*

MAXIMUM MONTHLY RENTS

Using the 2019 income limits above and the methodology below, the **maximum** allowable monthly rents for BMR rental homes in Dublin can be calculated. Lower rents may be charged and vary from development to development since **increases for existing tenants in these income categories in restricted affordable projects may be limited by other Agreements.**

CALCULATIONS OF BELOW MARKET RATE (BMR) RENT

- For very-low income households: Affordable monthly rents shall not exceed 30% of 50% of the annual area median income (AMI) for the number of persons expected to reside in the unit, divided by 12, and adjusted for household/unit size.
- For low-income households: Affordable monthly rents shall not exceed 30% of 80% of annual AMI divided by 12, and adjusted for household/unit size.
- For moderate-income households: Affordable monthly rents shall not exceed 30% of 110% of the annual AMI divided by 12, and adjusted for household/unit size.

For purposes of calculating the maximum rents, the following occupancy assumptions are made:

- Studio = 1 person;
- One bedroom = 2 people;

- Two bedroom = 3 people;
- Three bedroom = 4 people;
- Four bedroom = 5 people.

UTILITY ALLOWANCE

If the tenant is required to pay for utilities, the maximum rent must be reduced to account for the cost of such utilities (a “utility allowance”). A utility allowance is an estimate of the monthly cost of the reasonable consumption of those essential utilities. Utilities include gas, electric, water, and trash disposal and, if the tenant supplies a refrigerator and/or stove the tenant will receive a utility allowance. The utility allowance does not include the cost of telephone or cable services.

The Utility Allowance amount is established by the Housing Authority of Alameda County and revised periodically. The most current Utility Allowances for Alameda County may be accessed at the following web site: www.haca.net, click on “Participants”, then click on “Utility Allowance”.

QUESTIONS?

For questions regarding maximum rents, income limits, or BMR program eligibility, please contact the City of Dublin Housing Division at (925) 833-6610 or HousingInfo@dublin.ca.gov. You may also visit the City’s housing website at: www.dublin.ca.gov/housing for further information