

Alameda County 2023 Rent Limits Chart

Low-income rents are highlighted yellow (rents at 80% AMI)

Alameda County Housing & Community Development
Rent Limits
(TCAC as of 05/15/2023, HUD as of 06/15/2023, State HCD as of 06/15/2023)

| Source | Income Level | Bedroom Size ¹ | | | | |
|-------------------------|--------------|---------------------------|---------|---------|---------|---------|
| | | ST/SRO | 1 BR | 2 BR | 3 BR | 4 BR |
| TCAC | 20% | \$518 | \$555 | \$666 | \$769 | \$858 |
| County HCD ² | 20% | \$518 | \$592 | \$666 | \$739 | \$799 |
| TCAC | 30% | \$777 | \$832 | \$999 | \$1,153 | \$1,287 |
| County HCD ² | 30% | \$776 | \$887 | \$998 | \$1,108 | \$1,197 |
| TCAC | 35% | \$906 | \$971 | \$1,165 | \$1,346 | \$1,501 |
| TCAC | 40% | \$1,036 | \$1,110 | \$1,332 | \$1,538 | \$1,716 |
| TCAC | 45% | \$1,165 | \$1,248 | \$1,498 | \$1,730 | \$1,930 |
| TCAC | 50% | \$1,295 | \$1,387 | \$1,665 | \$1,923 | \$2,145 |
| HUD ³ | 50% | \$1,295 | \$1,387 | \$1,665 | \$1,923 | \$2,145 |
| County HCD ² | 50% | \$1,295 | \$1,480 | \$1,665 | \$1,848 | \$1,997 |
| TCAC | 55% | \$1,424 | \$1,526 | \$1,831 | \$2,115 | \$2,359 |
| TCAC | 60% | \$1,554 | \$1,665 | \$1,998 | \$2,307 | \$2,574 |
| County HCD ² | 60% | \$1,554 | \$1,776 | \$1,998 | \$2,218 | \$2,397 |
| HUD ³ | 65% | \$1,649 | \$1,768 | \$2,123 | \$2,444 | \$2,706 |
| County HCD ² | 65% | \$1,683 | \$1,924 | \$2,164 | \$2,403 | \$2,596 |
| TCAC | 70% | \$1,813 | \$1,942 | \$2,331 | \$2,692 | \$3,003 |
| TCAC | 80% | \$2,072 | \$2,220 | \$2,664 | \$3,077 | \$3,432 |
| County HCD ² | 90% | \$2,331 | \$2,664 | \$2,997 | \$3,327 | \$3,595 |
| TCAC | 100% | \$2,590 | \$2,774 | \$3,330 | \$3,846 | \$4,290 |

HOME Rent Limits

| Source | Income Level | Bedroom Size ¹ | | | | |
|------------------|--------------|---------------------------|---------|---------|---------|---------|
| | | ST/SRO | 1 BR | 2 BR | 3 BR | 4 BR |
| HUD ³ | Low HOME | \$1,295 | \$1,387 | \$1,665 | \$1,923 | \$2,145 |
| HUD ³ | High HOME | \$1,649 | \$1,768 | \$2,123 | \$2,444 | \$2,706 |

Fair Market Rents

| Source | Income Level | Bedroom Size ¹ | | | | |
|------------------|--------------|---------------------------|---------|---------|---------|---------|
| | | ST/SRO | 1 BR | 2 BR | 3 BR | 4 BR |
| HUD ³ | Fair Market | \$1,658 | \$1,969 | \$2,405 | \$3,144 | \$3,706 |

Notes:

1. To find rent limits for 5 bedroom and 6 bedroom units please refer to TCAC and HUD's published limits. Those bedroom sizes are not included in the table as the County's affordable housing portfolio does not include units of those sizes.
2. County HCD rent limits should only be used for projects that used the Assumed Household Size of 1 person per ST, 2 people per 1 BR, 3 people for 2 BR, 4 people per 3 BR, 5 people per 4 BR. The County HCD rent limits are calculated as 1/12th of 30% of the AMI's income limit. Please confirm with each project's Regulatory Agreement that this is the correct calculation to use when determining each unit's rent limit.
3. State HCD's HOME rent limits match HUD's published HOME rent limits.

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Rent Limits