



DATE: June 16, 2017  
 TO: Interested parties  
 FROM: City of Dublin Housing Division  
 SUBJECT: 2017 Maximum below market rate rent and income limits, effective June 9, 2017

**Maximum Monthly Rents**

Below are the maximum allowable monthly rents for below market rate (BMR) rental homes in Dublin. Lower rents may be charged and may vary from development to development.

Number of Bedrooms	Number of Persons in Household	Maximum Allowable Rents by Income Category		
		Very Low (50% AMI)	Low (80% AMI)	Moderate (110% AMI)
Studio	1-2	\$914	\$1,408	\$1,876
1	1-2	\$1,044	\$1,609	\$2,142
2	2-4	\$1,174	\$1,810	\$2,410
3	3-6	\$1,304	\$2,010	\$2,679
4	4-8	\$1,409	\$2,171	\$2,893

*For purposes of calculating maximum rents, the following assumptions were made: Studio=1 person; 1 bedroom = 2 people; 2 bedroom = 3 people; 3 bedroom = 4 people; 4 bedroom = 5 people. Very Low Income rents based on one-twelfth of 30% of 50% of Area Median Income (AMI); Low Income rents based on one-twelfth of 30% of 80% of AMI; Moderate Income rents based on one-twelfth of 30% of 110% of AMI.*

**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](http://www.haca.net), click on “Participants”, then click on “Utility Allowance”.

**Income Limits**

Below are the maximum household income limits for Alameda County, effective June 9, 2017. Limits are shown by income category and household size. 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: <http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k17.pdf>.

- City Council  
925.833.6650
- City Manager  
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- Community Development  
925.833.6610
- Economic Development  
925.833.6650
- Finance/IT  
925.833.6640
- Fire Prevention  
925.833.6606
- Human Resources  
925.833.6605
- Parks & Community Services  
925.833.6645
- Police  
925.833.6670
- Public Works  
925.833.6630

Income Category	% of Median Family Income*	Household Size							
		1	2	3	4	5	6	7	8
<b>Extremely Low</b>	<b>30%</b>	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$38,850	\$41,350
<b>Very Low</b>	<b>50%</b>	\$36,550	\$41,750	\$46,950	\$52,150	\$56,350	\$60,500	\$64,700	\$68,850
<b>Low</b>	<b>80%</b>	\$56,300	\$64,350	\$72,400	\$80,400	\$86,850	\$93,300	\$99,700	\$106,150
<b>Median</b>	<b>100%</b>	\$68,200	\$77,900	\$87,650	<b>\$97,400</b>	\$105,200	\$113,000	\$120,800	\$128,550
<b>Moderate</b>	<b>120%</b>	\$81,850	\$93,500	\$105,200	\$116,900	\$126,250	\$135,600	\$144,950	\$154,300

\* Percentages shown are general definitions, however, actual figures may not equate exactly to the percentage due to adjustments based on United States Department of Housing and Urban Development and California Department of Housing and Community Development methodologies. For a description of these methodologies, please review the memorandum in the link above.

#### **Questions/Comments**

For questions regarding maximum rents, income limits, or BMR program eligibility, please contact the Housing Division at (925) 833-6610 or [HousingInfo@dublin.ca.gov](mailto:HousingInfo@dublin.ca.gov).