



DATE: June 6, 2016
 TO: Interested parties
 FROM: City of Dublin Housing Division
 SUBJECT: 2016 Maximum below market rate rent and income limits, effective May 24, 2016

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	Income Category		
		Very Low	Low	Moderate
Studio	1-2	\$854	\$1,316	\$1,801
1	1-2	\$975	\$1,504	\$2,060
2	2-4	\$1,098	\$1,691	\$2,317
3	3-6	\$1,219	\$1,879	\$2,574
4	4-8	\$1,316	\$2,030	\$2,780

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

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”.

Income Limits

Below are the maximum household income limits, effective May 24, 2016. 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). Additionally, information regarding HCD’s methodology is available at: <http://www.hcd.ca.gov/housing-policy-development/housing-resource-center/reports/state/inc2k16.pdf>.

- City Council
925.833.6650
- City Manager
925.833.6650
- 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

100 Civic Plaza
 Dublin, CA 94568
 P 925.833.6650
 F 925.833.6651
www.dublin.ca.gov

Income Category	% of Median Family Income*	Household Size							
		1	2	3	4	5	6	7	8
Extremely Low	30%	\$20,500	\$23,400	\$26,350	\$29,250	\$31,600	\$33,950	\$36,730	\$40,890
Very Low	50%	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,550	\$60,450	\$64,350
Low	80%	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200	\$99,200
Median	100%	\$65,500	\$74,900	\$84,250	\$93,600	\$101,100	\$108,600	\$116,050	\$123,550
Moderate	120%	\$78,600	\$89,850	\$101,050	\$112,300	\$121,300	\$130,250	\$139,250	\$148,250

* 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.