# City of Berkeley Inclusionary Housing/Below Market Rate Program Income and Rent Limits for 2023<sup>1</sup>

(Effective June 1, 2023 through May 31, 2024)

Note:

See project regulatory agreement to determine whether to use square footage (Inclusionary Housing Ordinance) or unit-type (Affordable Housing Mitigation Fee

(Inclusionary Housing Ordinance) or unit-type (Affordable Housing Mitigation Fee)													
Density Bonus /													
Affordable Housing	Studio	1 BR	2BR	3BR	4BR	5BR							
Mitigation Fee													
Income Limits @ Initial Certification													
COB Income at 50% of													
AMI	\$51,800	\$59,200	\$66,600	\$73,950	\$79,900	\$91,700							
COB Income at 60% of													
AMI	\$62,160	\$71,040	\$79,920	\$88,740	\$95,880	\$110,040							
COB Income at 70% of													
AMI	\$72,520	\$82,880	\$93,240	\$103,530	\$111,860	\$128,380							
COB Income at 80% of	<b>\$70.550</b>	<b>#00 750</b>	¢400.050	<b>#440.450</b>	<b>0404 450</b>	¢420,400							
AMI COB Income at 81% of	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$139,100							
AMI	\$83,916	\$95,904	\$107,892	\$119,799	\$129,438	\$148,554							
COB Income at 120% of	ψου, 910	φ <del>υ</del> υ,υυ4	φ101,092	ψιι <del>υ</del> , <i>ι</i> <del>υ</del> υ	ψ123,430	φ140,004							
AMI	\$124,320	\$142,080	\$159,840	\$177,480	\$191,760	\$220,080							
Median Income Level for	ψ·Ξ·,σΞσ	ψ. i=,000	ψ.ου,ο.ιο	<b>\$111,100</b>	ψ.σ.,.σσ	<b>4</b> 0,000							
Rent Calculation	\$103,600	\$118,400	\$133,200	\$147,900	\$159,800	\$183,400							
Gross Rents <sup>2</sup>													
Inclusionary Gross Rent													
at 50% AMI	\$1,295	\$1,480	\$1,665	\$1,849	\$1,998	\$2,293							
In alwaia nama Cuasa Bant													
Inclusionary Gross Rent	¢4.ΕΕ4	Φ4 <b>77</b> 0	<b>#4.000</b>	<b>#0.040</b>	<b>#0.007</b>	<b>#0.754</b>							
Level at 60% of AMI Inclusionary Gross Rent	\$1,554	\$1,776	\$1,998	\$2,219	\$2,397	\$2,751							
at 80% of AMI	\$1,964	\$2,244	\$2,524	\$2,804	\$3,029	\$3,478							
Inclusionary Bonus	ψ1,304	ΨΖ,Ζ++	ΨΖ,3ΖΨ	Ψ2,004	ψ0,023	Ψ5,476							
Gross Rent at 81% of													
AMI	\$2,098	\$2,398	\$2,697	\$2,995	\$3,236	\$3,714							
Inclusionary Gross Rent													
at 120% of AMI	\$3,108	\$3,552	\$3,996	\$4,437	\$4,794	\$5,502							
Affordable Income Limits @ Recertification <sup>3</sup>													
			1										
COB Income at 50% of	<b>#</b> 400 000	<b>#440 400</b>	<b>#400 000</b>	<b>6447.000</b>	<b>#450.000</b>	M400 400							
AMI COB Income at 60% of	\$103,600	\$118,400	\$133,200	\$147,900	\$159,800	\$183,400							
AMI	\$124,320	\$142,080	\$159,840	\$177,480	\$191,760	\$220,080							
COB Income at 80% of	φ ι 24,320	φ 14∠,000	φ 109,04U	φ111,40U	φισι,/00	φ∠∠∪,∪ό∪							
AMI	\$157,100	\$179,500	\$201,900	\$224,300	\$242,300	\$278,200							
COB Income at 81% of	ψ.57,100	ψ 1.1 O,000	Ψ201,000	Ψ== 1,000	Ψ2 .2,000	Ψ=. 0,200							
AMI	\$167,832	\$191,808	\$215,784	\$239,598	\$258,876	\$297,108							
COB Income at 120% of	, . ,	. ,	,	,	,.	. , , , , ,							
AMI	\$248,640	\$284,160	\$319,680	\$354,960	\$383,520	\$440,160							
Median Income Level for													
Rent Calculation	\$207,200	\$236,800	\$266,400	\$295,800	\$319,600	\$366,800							
https://www.huduser.gov/po		1/100001000	<u> </u>	dn									

https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn

### NOTES:

- 1: At initial certification, a BMR Tenant's Household Income must not exceed the Income Limits set forth in this chart.
- 2: Gross Rent is the maximum monthly rent applicable to a BMR unit. Tenant-paid utility allowances must be subtracted from Gross Rent to arrive at Net Monthly Rent.
- 3: At the time of recertification, a BMR Tenant's Household Income must not exceed the Affordable Income Limits to remain eligible for the program.

# City of Berkeley Inclusionary Housing/Below Market Rate Program Income and Rent Limits for 2023<sup>1</sup>

(Effective June 1, 2023 through May 31, 2024)

#### Note:

See project regulatory agreement to determine whether to use square footage (Inclusionary Housing Ordinance) or unit-type (Affordable Housing Mitigation Fee) for rent calculation

Inclusionary Housing Ordinance / Square Footage	<400	400-599	600-699	700-849	850-999	1,000- 1,199	1,200 and above					
Income Limits @ Initial Certification												
COB Income at 50% of	<b>#</b> 54.000	<b>#</b> 50.050	<b>455 500</b>	<b>#</b> F0 000	<b>#</b> 00 000	<b>#70.050</b>	<b>*</b> 05.000					
AMI	\$51,800	\$53,650	\$55,500	\$59,200	\$66,600	\$73,950	\$85,800					
COB Income at 60% of	<b>#</b> 00.400	<b>#C4 200</b>	<b>#</b> CC COO	Ф <b>7</b> 4 О4О	¢70.000	<b>#00.740</b>	<b>#400.000</b>					
AMI COB Income at 70% of	\$62,160	\$64,380	\$66,600	\$71,040	\$79,920	\$88,740	\$102,960					
AMI	\$72,520	\$75,110	\$77,700	\$82,880	\$93,240	\$103,530	\$120,120					
COB Income at 80% of	Ψ12,320	\$75,110	ψ11,100	ψ02,000	ψ90,240	φ105,550	φ120,120					
AMI	\$78,550	\$81,350	\$84,150	\$89,750	\$100,950	\$112,150	\$130,100					
COB Income at 81% of	ψ10,000	ψο 1,000	φο-1,100	φου,του	ψ100,000	Ψ112,100	ψ100,100					
AMI	\$83,916	\$86,913	\$89,910	\$95,904	\$107,892	\$119,799	\$138,996					
COB Income at 120% of	* / -	, , .	, , -	, ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , ,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
AMI	\$124,320	\$128,760	\$133,200	\$142,080	\$159,840	\$177,480	\$205,920					
Median Income Level												
for Rent Calculation	\$103,600	\$107,300	\$111,000	\$118,400	\$133,200	\$147,900	\$171,600					
			•									
		Gros	ss Rents <sup>2</sup>									
Inclusionary Gross Rent							4					
at 50% AMI	\$1,295	\$1,341	\$1,388	\$1,480	\$1,665	\$1,849	\$2,145					
Inclusionery Cross Bont												
Inclusionary Gross Rent	¢1 551	¢1 610	¢4 665	¢4 776	¢4 000	<b>¢</b> 0.040	¢0 574					
Level at 60% of AMI Inclusionary Gross Rent	\$1,554	\$1,610	\$1,665	\$1,776	\$1,998	\$2,219	\$2,574					
at 80% of AMI	\$1,964	\$2,034	\$2,104	\$2,244	\$2,524	\$2,804	\$3,253					
Inclusionary Bonus	ψ1,904	Ψ2,034	ΨΖ, 104	ΨΖ,Ζ44	Ψ2,024	\$2,004	ψ0,200					
Gross Rent at 81% of												
AMI	\$2,098	\$2,173	\$2,248	\$2,398	\$2,697	\$2,995	\$3,475					
Inclusionary Gross Rent	<b>\$2,000</b>	Ψ=,σ	Ψ=,= : σ	Ψ=,000	ΨΞ,σσ:	<b>\$2,000</b>	ψο, σ					
at 120% of AMI	\$3,108	\$3,219	\$3,330	\$3,552	\$3,996	\$4,437	\$5,148					
Affordable Income Limits @ Recertification <sup>3</sup>												
00D by a series of #00/												
COB Income at 50% of	<b>#</b> 460.055	<b>#</b> 40 <b>=</b> 000	<b>6444.00</b> 5	0440 405	<b>#</b> 400 000	<b>6447</b> 000	<b>#47</b> 4 005					
AMI	\$103,600	\$107,300	\$111,000	\$118,400	\$133,200	\$147,900	\$171,600					
COB Income at 60% of AMI	\$124,320	\$128,760	\$133,200	\$142,080	\$159,840	\$177,480	\$205,920					
COB Income at 80% of												
AMI	\$157,100	\$162,700	\$168,300	\$179,500	\$201,900	\$224,300	\$260,200					
COB Income at 81% of		<b>.</b>										
AMI	\$167,832	\$173,826	\$179,820	\$191,808	\$215,784	\$239,598	\$277,992					
COB Income at 120% of	#040 040	<b>#0</b> 57 500	<b>#000 400</b>	0004.400	<b>#040.000</b>	<b>#054.000</b>	<b>6444040</b>					
AMI	\$248,640	\$257,520	\$266,400	\$284,160	\$319,680	\$354,960	\$411,840					
Median Income Level	<b>#007.000</b>	<b>#044.000</b>	#000 000	<b>#</b> 000 000	<b>#000 400</b>	<b>#005.000</b>	<b>#242.000</b>					
for Rent Calculation	\$207,200	\$214,600	\$222,000	\$236,800	\$266,400	\$295,800	\$343,200					

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