

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)						
<b>Note:</b> See project regulatory agreement to determine whether to use square footage (Inclusionary Housing Ordinance) or unit-type (Affordable Housing Mitigation Fee)						
Density Bonus / Affordable Housing Mitigation Fee	Studio	1 BR	2BR	3BR	4BR	5BR
<b>Income Limits @ Initial Certification</b>						
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 AMI	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$139,100
COB Income at 81% of AMI	\$83,916	\$95,904	\$107,892	\$119,799	\$129,438	\$148,554
COB Income at 120% of AMI	\$124,320	\$142,080	\$159,840	\$177,480	\$191,760	\$220,080
<b>Median Income Level for Rent Calculation</b>	<b>\$103,600</b>	<b>\$118,400</b>	<b>\$133,200</b>	<b>\$147,900</b>	<b>\$159,800</b>	<b>\$183,400</b>
<b>Gross Rents<sup>2</sup></b>						
Inclusionary Gross Rent at 50% AMI	\$1,295	\$1,480	\$1,665	\$1,849	\$1,998	\$2,293
Inclusionary Gross Rent Level at 60% of AMI	\$1,554	\$1,776	\$1,998	\$2,219	\$2,397	\$2,751
Inclusionary Gross Rent at 80% of AMI	\$1,964	\$2,244	\$2,524	\$2,804	\$3,029	\$3,478
Inclusionary Bonus 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
<b>Affordable Income Limits @ Recertification<sup>3</sup></b>						
COB Income at 50% of AMI	\$103,600	\$118,400	\$133,200	\$147,900	\$159,800	\$183,400
COB Income at 60% of AMI	\$124,320	\$142,080	\$159,840	\$177,480	\$191,760	\$220,080
COB Income at 80% of AMI	\$157,100	\$179,500	\$201,900	\$224,300	\$242,300	\$278,200
COB Income at 81% of 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
<b>Median Income Level for Rent Calculation</b>	<b>\$207,200</b>	<b>\$236,800</b>	<b>\$266,400</b>	<b>\$295,800</b>	<b>\$319,600</b>	<b>\$366,800</b>

<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
<b>Income Limits @ Initial Certification</b>							
COB Income at 50% of AMI	\$51,800	\$53,650	\$55,500	\$59,200	\$66,600	\$73,950	\$85,800
COB Income at 60% of AMI	\$62,160	\$64,380	\$66,600	\$71,040	\$79,920	\$88,740	\$102,960
COB Income at 70% of AMI	\$72,520	\$75,110	\$77,700	\$82,880	\$93,240	\$103,530	\$120,120
COB Income at 80% of AMI	<b>\$78,550</b>	\$81,350	\$84,150	\$89,750	\$100,950	\$112,150	\$130,100
COB Income at 81% of 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
<b>Median Income Level for Rent Calculation</b>	<b>\$103,600</b>	<b>\$107,300</b>	<b>\$111,000</b>	<b>\$118,400</b>	<b>\$133,200</b>	<b>\$147,900</b>	<b>\$171,600</b>
<b>Gross Rents<sup>2</sup></b>							
Inclusionary Gross Rent at 50% AMI	\$1,295	\$1,341	\$1,388	\$1,480	\$1,665	\$1,849	\$2,145
Inclusionary Gross Rent Level at 60% of AMI	\$1,554	\$1,610	\$1,665	\$1,776	\$1,998	\$2,219	\$2,574
Inclusionary Gross Rent at 80% of AMI	\$1,964	\$2,034	\$2,104	\$2,244	\$2,524	\$2,804	\$3,253
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,098	\$2,173	\$2,248	\$2,398	\$2,697	\$2,995	\$3,475
Inclusionary Gross Rent at 120% of AMI	\$3,108	\$3,219	\$3,330	\$3,552	\$3,996	\$4,437	\$5,148
<b>Affordable Income Limits @ Recertification<sup>3</sup></b>							
COB Income at 50% of 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 AMI	\$167,832	\$173,826	\$179,820	\$191,808	\$215,784	\$239,598	\$277,992
COB Income at 120% of AMI	\$248,640	\$257,520	\$266,400	\$284,160	\$319,680	\$354,960	\$411,840
<b>Median Income Level for Rent Calculation</b>	<b>\$207,200</b>	<b>\$214,600</b>	<b>\$222,000</b>	<b>\$236,800</b>	<b>\$266,400</b>	<b>\$295,800</b>	<b>\$343,200</b>

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- 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.