

City of Berkeley Inclusionary Housing/Below Market Rate Program Income and Rent Limits for 2025 <sup>1</sup> (Effective June 1, 2025 through May 31, 2026)						
<b>Note:</b> -For projects approved prior to April 1, 2023.* -See project regulatory agreement to determine whether to use square footage (Inclusionary Housing Ordinance) or unit-type (Affordable Housing Mitigation Fee) for rent calculation						
Affordable Housing Mitigation Fee	Studio	1 BR	2BR	3BR	4BR	5BR
<b>Income Limits @ Initial Certification</b>						
COB Income at 30% of AMI	\$33,570	\$38,370	\$43,170	\$47,940	\$51,780	\$59,460
COB Income at 50% of AMI	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$99,100
COB Income at 60% of AMI	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$118,920
COB Income at 80% of AMI	\$87,550	\$100,050	\$112,550	\$125,050	\$135,100	\$155,100
COB Income at 81% of AMI	\$90,639	\$103,599	\$116,559	\$129,438	\$139,806	\$160,542
COB Income at 120% of AMI	\$134,280	\$153,480	\$172,680	\$191,760	\$207,120	\$237,840
<b>Median Income Level for Rent Calculation</b>	<b>\$111,900</b>	<b>\$127,900</b>	<b>\$143,900</b>	<b>\$159,800</b>	<b>\$172,600</b>	<b>\$198,200</b>
<b>Gross Rents<sup>2</sup></b>						
Inclusionary Gross Rent at 30% AMI	\$839	\$959	\$1,079	\$1,199	\$1,295	\$1,487
Inclusionary Gross Rent at 50% AMI	\$1,399	\$1,599	\$1,799	\$1,998	\$2,158	\$2,478
Inclusionary Gross Rent Level at 60% of AMI	\$1,679	\$1,919	\$2,159	\$2,397	\$2,589	\$2,973
Inclusionary Gross Rent at 80% of AMI	\$2,189	\$2,501	\$2,814	\$3,126	\$3,378	\$3,878
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,266	\$2,590	\$2,914	\$3,236	\$3,495	\$4,014
Inclusionary Gross Rent at 120% of AMI	\$3,357	\$3,837	\$4,317	\$4,794	\$5,178	\$5,946
<b>Affordable Income Limits @ Recertification<sup>3</sup></b>						
COB Income at 30% of AMI	\$67,140	\$76,740	\$86,340	\$95,880	\$103,560	\$118,920
COB Income at 50% of AMI	\$111,900	\$127,900	\$143,900	\$159,800	\$172,600	\$198,200
COB Income at 60% of AMI	\$134,280	\$153,480	\$172,680	\$191,760	\$207,120	\$237,840
COB Income at 80% of AMI	\$175,100	\$200,100	\$225,100	\$250,100	\$270,200	\$310,200
COB Income at 81% of AMI	\$181,278	\$207,198	\$233,118	\$258,876	\$279,612	\$321,084
COB Income at 120% of AMI	\$268,560	\$306,960	\$345,360	\$383,520	\$414,240	\$475,680
<b>Median Income Level for Rent Calculation</b>	<b>\$223,800</b>	<b>\$255,800</b>	<b>\$287,800</b>	<b>\$319,600</b>	<b>\$345,200</b>	<b>\$396,400</b>

<https://www.huduser.gov/portal/datasets/il/il2024/2024summary.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.

\*A Housing Development Project for which either a building permit was issued on or before April 1, 2023 or a preliminary application including all of the information required by subdivision (a) of California Government section 65941.1 was submitted on or before April 1, 2023.

**City of Berkeley Inclusionary Housing/Below Market Rate Program  
Income and Rent Limits for 2025<sup>1</sup>**

*(Effective June 1, 2025 through May 31, 2026)*

**Note:**

- For projects approved prior to April 1, 2023.\*
- 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	\$55,950	\$57,950	\$59,950	\$63,950	\$71,950	\$79,900	\$92,700
COB Income at 60% of AMI	\$67,140	\$69,540	\$71,940	\$76,740	\$86,340	\$95,880	\$111,240
COB Income at 70% of AMI	\$78,330	\$81,130	\$83,930	\$89,530	\$100,730	\$111,860	\$129,780
COB Income at 80% of AMI	<b>\$87,550</b>	\$90,675	\$93,800	\$100,050	\$112,550	\$125,050	\$145,100
COB Income at 81% of AMI	\$90,639	\$93,879	\$97,119	\$103,599	\$116,559	\$129,438	\$150,174
COB Income at 120% of AMI	\$134,280	\$139,080	\$143,880	\$153,480	\$172,680	\$191,760	\$222,480
<b>Median Income Level for Rent Calculation</b>	<b>\$111,900</b>	<b>\$115,900</b>	<b>\$119,900</b>	<b>\$127,900</b>	<b>\$143,900</b>	<b>\$159,800</b>	<b>\$185,400</b>
<b>Gross Rents<sup>2</sup></b>							
Inclusionary Gross Rent at 50% AMI	\$1,399	\$1,449	\$1,499	\$1,599	\$1,799	\$1,998	\$2,318
Inclusionary Gross Rent Level at 60% of AMI	\$1,679	\$1,739	\$1,799	\$1,919	\$2,159	\$2,397	\$2,781
Inclusionary Gross Rent at 80% of AMI	\$2,189	\$2,267	\$2,345	\$2,501	\$2,814	\$3,126	\$3,628
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,266	\$2,347	\$2,428	\$2,590	\$2,914	\$3,236	\$3,754
Inclusionary Gross Rent at 120% of AMI	\$3,357	\$3,477	\$3,597	\$3,837	\$4,317	\$4,794	\$5,562
<b>Affordable Income Limits @ Recertification<sup>3</sup></b>							
COB Income at 50% of AMI	\$111,900	\$115,900	\$119,900	\$127,900	\$143,900	\$159,800	\$185,400
COB Income at 60% of AMI	\$134,280	\$139,080	\$143,880	\$153,480	\$172,680	\$191,760	\$222,480
COB Income at 80% of AMI	\$175,100	\$181,350	\$187,600	\$200,100	\$225,100	\$250,100	\$290,200
COB Income at 81% of AMI	\$181,278	\$187,758	\$194,238	\$207,198	\$233,118	\$258,876	\$300,348
COB Income at 120% of AMI	\$268,560	\$278,160	\$287,760	\$306,960	\$345,360	\$383,520	\$444,960
<b>Median Income Level for Rent Calculation</b>	<b>\$223,800</b>	<b>\$231,800</b>	<b>\$239,800</b>	<b>\$255,800</b>	<b>\$287,800</b>	<b>\$319,600</b>	<b>\$370,800</b>

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**City of Berkeley Inclusionary Housing/Below Market Rate Program  
Income and Rent Limits for 2025<sup>1</sup>**

*(Effective June 1, 2025 through May 31, 2026)*

**Note:**

**-For projects approved after April 1, 2023.\***

<b>Updated Inclusionary Housing Ordinance</b>	<b>Studio</b>	<b>1 BR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>5BR</b>
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**\*A Housing Development Project for which either a building permit was issued after April 1, 2023 or a preliminary application including all of the information required by subdivision (a) of California Government section 65941.1 was submitted after April 1, 2023 and therefore subject to BMC 23.328**