

Health, Housing, and
Community Services Department
Housing & Community Services Division

Inclusionary Housing/Below Market Rate Program Income and Rent Limits for 2026 (AHMF / Update IHO)

(Effective June 1, 2026, through May 31, 2027)

Note:

- For projects approved under the Affordable Housing Mitigation Fee (AHMF) Ordinance (BMC Section 22.20.065) or the Updated Inclusionary Housing Ordinance (IHO) (BMC Section 22.328.030)

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

Income Limits at Initial Certification¹

Affordable Housing Mitigation Fee / Updated Inclusionary Housing Ordinance	Studio	1 BR	2BR	3BR	4BR	5BR
COB Income at 30% of AMI	\$35,640	\$40,740	\$45,840	\$50,910	\$54,990	\$63,150
COB Income at 50% of AMI	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$105,250
COB Income at 60% of AMI	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$126,300
COB Income at 80% of AMI	\$95,050	\$108,600	\$122,200	\$135,750	\$146,650	\$168,350
COB Income at 81% of AMI	\$96,228	\$109,998	\$123,768	\$137,457	\$148,473	\$170,505
COB Income at 120% of AMI	\$142,560	\$162,960	\$183,360	\$203,640	\$219,960	\$252,600
Median Income Level for Rent Calculation	\$118,800	\$135,800	\$152,800	\$169,700	\$183,300	\$210,500

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2180 Milvia Street, 2nd Floor, Berkeley, CA 94704 • Tel: (510) 981-5400 • Fax: (510) 981-5450

E-mail: HHCS@berkeleyca.gov

Gross Rents²

Affordable Housing Mitigation Fee / Updated Inclusionary Housing Ordinance	Studio	1 BR	2BR	3BR	4BR	5BR
Inclusionary Gross Rent at 30% AMI	\$891	\$1,019	\$1,146	\$1,273	\$1,375	\$1,579
Inclusionary Gross Rent at 50% AMI	\$1,485	\$1,698	\$1,910	\$2,121	\$2,291	\$2,631
Inclusionary Gross Rent Level at 60% - 80% of AMI	\$1,782	\$2,037	\$2,292	\$2,546	\$2,750	\$3,158
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,406	\$2,750	\$3,094	\$3,436	\$3,712	\$4,263
Inclusionary Gross Rent at 120% of AMI	\$3,564	\$4,074	\$4,584	\$5,091	\$5,499	\$6,315

Affordable Income Limits at Recertification³

Affordable Housing Mitigation Fee / Updated Inclusionary Housing Ordinance	Studio	1 BR	2BR	3BR	4BR	5BR
COB Income at 30% of AMI	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$126,300
COB Income at 50% of AMI	\$118,800	\$135,800	\$152,800	\$169,700	\$183,300	\$210,500
COB Income at 60% of AMI	\$142,560	\$162,960	\$183,360	\$203,640	\$219,960	\$252,600

Affordable Housing Mitigation Fee / Updated Inclusionary Housing Ordinance	Studio	1 BR	2BR	3BR	4BR	5BR
COB Income at 80% of AMI	\$190,100	\$217,200	\$244,400	\$271,500	\$293,300	\$336,700
COB Income at 81% of AMI	\$192,456	\$219,996	\$247,536	\$274,914	\$296,946	\$341,010
COB Income at 120% of AMI	\$285,120	\$325,920	\$366,720	\$407,280	\$439,920	\$505,200

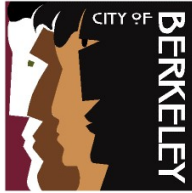
<https://www.huduser.gov/portal/datasets/il/il2024/2024summary.odn>

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.



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Inclusionary Housing/Below Market Rate Program Income and Rent Limits for 2026 (Legacy IHO)

(Effective June 1, 2026, through May 31, 2027)

Note:

- **For projects approved under the Legacy Inclusionary Housing Ordinance (BMC Chapter 23C.12).**

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

Income Limits at Initial Certification¹

Legacy Inclusionary Housing Ordinance / Square Footage	<400	400-599	600-699	700-849	850-999	1,000-1,199	1,200 and above
COB Income at 50% of AMI	\$59,400	\$61,525	\$63,650	\$67,900	\$76,400	\$84,850	\$98,450
COB Income at 60% of AMI	\$71,280	\$73,830	\$76,380	\$81,480	\$91,680	\$101,820	\$118,140
COB Income at 80% of AMI	\$95,050	\$98,438	\$101,825	\$108,600	\$122,200	\$135,750	\$157,500
COB Income at 81% of AMI	\$96,228	\$99,671	\$103,113	\$109,998	\$123,768	\$137,457	\$159,489
COB Income at 120% of AMI	\$142,560	\$147,660	\$152,760	\$162,960	\$183,360	\$203,640	\$236,280
Median Income Level for Rent Calculation	\$118,800	\$123,050	\$127,300	\$135,800	\$152,800	\$169,700	\$196,900

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Gross Rents²

Legacy Inclusionary Housing Ordinance / Square Footage	<400	400-599	600-699	700-849	850-999	1,000-1,199	1,200 and above
Inclusionary Gross Rent at 50% AMI	\$1,485	\$1,538	\$1,591	\$1,698	\$1,910	\$2,121	\$2,461
Inclusionary Gross Rent Level at 60% of AMI	\$1,782	\$1,846	\$1,910	\$2,037	\$2,292	\$2,546	\$2,954
Inclusionary Gross Rent at 80% of AMI	\$2,376	\$2,461	\$2,546	\$2,715	\$3,055	\$3,394	\$3,938
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,406	\$2,492	\$2,578	\$2,750	\$3,094	\$3,436	\$3,987
Inclusionary Gross Rent at 120% of AMI	\$3,564	\$3,692	\$3,819	\$4,074	\$4,584	\$5,091	\$5,907

Affordable Income Limits at Recertification³

Legacy Inclusionary Housing Ordinance / Square Footage	<400	400-599	600-699	700-849	850-999	1,000-1,199	1,200 and above
COB Income at 50% of AMI	\$118,800	\$123,050	\$127,300	\$135,800	\$152,800	\$169,700	\$196,900
COB Income at 60% of AMI	\$142,560	\$147,660	\$152,760	\$162,960	\$183,360	\$203,640	\$236,280
COB Income at 80% of AMI	\$190,100	\$196,875	\$203,650	\$217,200	\$244,400	\$271,500	\$315,000
COB Income at 81% of AMI	\$192,456	\$199,341	\$206,226	\$219,996	\$247,536	\$274,914	\$318,978
COB Income at 120% of AMI	\$285,120	\$295,320	\$305,520	\$325,920	\$366,720	\$407,280	\$472,560

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

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