

**City of Berkeley Inclusionary Housing/Below Market Rate Program  
Income and Rent Limits for 2024<sup>1</sup>**

*(Effective June 1, 2024 through May 31, 2025)*

**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	\$54,500	\$56,450	\$58,400	\$62,300	\$70,100	\$77,850	\$90,350
COB Income at 60% of AMI	\$65,400	\$67,740	\$70,080	\$74,760	\$84,120	\$93,420	\$108,420
COB Income at 70% of AMI	\$76,300	\$79,030	\$81,760	\$87,220	\$98,140	\$108,990	\$126,490
COB Income at 80% of AMI	<b>\$84,600</b>	\$87,613	\$90,625	\$96,650	\$108,750	\$120,800	\$140,150
COB Income at 81% of AMI	\$88,290	\$91,449	\$94,608	\$100,926	\$113,562	\$126,117	\$146,367
COB Income at 120% of AMI	\$130,800	\$135,480	\$140,160	\$149,520	\$168,240	\$186,840	\$216,840
<b>Median Income Level for Rent Calculation</b>	<b>\$109,000</b>	<b>\$112,900</b>	<b>\$116,800</b>	<b>\$124,600</b>	<b>\$140,200</b>	<b>\$155,700</b>	<b>\$180,700</b>
<b>Gross Rents<sup>2</sup></b>							
Inclusionary Gross Rent at 50% AMI	\$1,363	\$1,411	\$1,460	\$1,558	\$1,753	\$1,946	\$2,259
Inclusionary Gross Rent Level at 60% of AMI	\$1,635	\$1,694	\$1,752	\$1,869	\$2,103	\$2,336	\$2,711
Inclusionary Gross Rent at 80% of AMI	\$2,115	\$2,190	\$2,266	\$2,416	\$2,719	\$3,020	\$3,504
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,207	\$2,286	\$2,365	\$2,523	\$2,839	\$3,153	\$3,659
Inclusionary Gross Rent at 120% of AMI	\$3,270	\$3,387	\$3,504	\$3,738	\$4,206	\$4,671	\$5,421
<b>Affordable Income Limits @ Recertification<sup>3</sup></b>							
COB Income at 50% of AMI	\$109,000	\$112,900	\$116,800	\$124,600	\$140,200	\$155,700	\$180,700
COB Income at 60% of AMI	\$130,800	\$135,480	\$140,160	\$149,520	\$168,240	\$186,840	\$216,840
COB Income at 80% of AMI	\$169,200	\$175,225	\$181,250	\$193,300	\$217,500	\$241,600	\$280,300
COB Income at 81% of AMI	\$176,580	\$182,898	\$189,216	\$201,852	\$227,124	\$252,234	\$292,734
COB Income at 120% of AMI	\$261,600	\$270,960	\$280,320	\$299,040	\$336,480	\$373,680	\$433,680
<b>Median Income Level for Rent Calculation</b>	<b>\$218,000</b>	<b>\$225,800</b>	<b>\$233,600</b>	<b>\$249,200</b>	<b>\$280,400</b>	<b>\$311,400</b>	<b>\$361,400</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.