

**City of Berkeley Inclusionary Housing/Below Market Rate Program
Income and Rent Limits for 2022¹**

(Effective June 1, 2022 through May 31, 2023)

Note:

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
Income Limits @ Initial Certification						
COB Income at 50% of AMI	\$50,000	\$57,150	\$64,300	\$71,400	\$77,150	\$88,550
COB Income at 60% of AMI	\$60,000	\$68,580	\$77,160	\$85,680	\$92,580	\$106,260
COB Income at 70% of AMI	\$70,000	\$80,010	\$90,020	\$99,960	\$108,010	\$123,970
COB Income at 80% of AMI	\$80,000	\$91,440	\$102,880	\$114,240	\$123,440	\$141,680
COB Income at 81% of AMI	\$81,000	\$92,583	\$104,166	\$115,668	\$124,983	\$143,451
COB Income at 120% of AMI	\$120,000	\$137,160	\$154,320	\$171,360	\$185,160	\$212,520
Median Income Level for Rent Calculation	\$100,000	\$114,300	\$128,600	\$142,800	\$154,300	\$177,100
Gross Rents²						
Inclusionary Gross Rent at 50% AMI	\$1,250	\$1,429	\$1,608	\$1,785	\$1,929	\$2,214
Inclusionary Gross Rent Level at 60% of AMI	\$1,500	\$1,715	\$1,929	\$2,142	\$2,315	\$2,657
Inclusionary Gross Rent at 80% of AMI	\$2,000	\$2,286	\$2,572	\$2,856	\$3,086	\$3,542
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,025	\$2,315	\$2,604	\$2,892	\$3,125	\$3,586
Inclusionary Gross Rent at 120% of AMI	\$3,000	\$3,429	\$3,858	\$4,284	\$4,629	\$5,313
Affordable Income Limits @ Recertification³						
COB Income at 50% of AMI	\$100,000	\$114,300	\$128,600	\$142,800	\$154,300	\$177,100
COB Income at 60% of AMI	\$120,000	\$137,160	\$154,320	\$171,360	\$185,160	\$212,520
COB Income at 80% of AMI	\$160,000	\$182,880	\$205,760	\$228,480	\$246,880	\$283,360
COB Income at 81% of AMI	\$162,000	\$185,166	\$208,332	\$231,336	\$249,966	\$286,902
COB Income at 120% of AMI	\$240,000	\$274,320	\$308,640	\$342,720	\$370,320	\$425,040
Median Income Level for Rent Calculation	\$200,000	\$228,600	\$257,200	\$285,600	\$308,600	\$354,200

<https://www.huduser.gov/portal/datasets/il/il2022/2022summary.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
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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 AMI	\$50,000	\$51,788	\$53,575	\$57,150	\$64,300	\$71,400	\$82,850
COB Income at 60% of AMI	\$60,000	\$62,145	\$64,290	\$68,580	\$77,160	\$85,680	\$99,420
COB Income at 70% of AMI	\$70,000	\$72,503	\$75,005	\$80,010	\$90,020	\$99,960	\$115,990
COB Income at 80% of AMI	\$80,000	\$82,860	\$85,720	\$91,440	\$102,880	\$114,240	\$132,560
COB Income at 81% of AMI	\$81,000	\$83,896	\$86,792	\$92,583	\$104,166	\$115,668	\$134,217
COB Income at 120% of AMI	\$120,000	\$124,290	\$128,580	\$137,160	\$154,320	\$171,360	\$198,840
Median Income Level for Rent Calculation	\$100,000	\$103,575	\$107,150	\$114,300	\$128,600	\$142,800	\$165,700
Gross Rents²							
Inclusionary Gross Rent at 50% AMI	\$1,250	\$1,295	\$1,339	\$1,429	\$1,608	\$1,785	\$2,071
Inclusionary Gross Rent Level at 60% of AMI	\$1,500	\$1,554	\$1,607	\$1,715	\$1,929	\$2,142	\$2,486
Inclusionary Gross Rent at 80% of AMI	\$2,000	\$2,072	\$2,143	\$2,286	\$2,572	\$2,856	\$3,314
Inclusionary Bonus Gross Rent at 81% of AMI	\$2,025	\$2,097	\$2,170	\$2,315	\$2,604	\$2,892	\$3,355
Inclusionary Gross Rent at 120% of AMI	\$3,000	\$3,107	\$3,215	\$3,429	\$3,858	\$4,284	\$4,971
Affordable Income Limits @ Recertification³							
COB Income at 50% of AMI	\$100,000	\$103,575	\$107,150	\$114,300	\$128,600	\$142,800	\$165,700
COB Income at 60% of AMI	\$120,000	\$124,290	\$128,580	\$137,160	\$154,320	\$171,360	\$198,840
COB Income at 80% of AMI	\$160,000	\$165,720	\$171,440	\$182,880	\$205,760	\$228,480	\$265,120
COB Income at 81% of AMI	\$162,000	\$167,792	\$173,583	\$185,166	\$208,332	\$231,336	\$268,434
COB Income at 120% of AMI	\$240,000	\$248,580	\$257,160	\$274,320	\$308,640	\$342,720	\$397,680
Median Income Level for Rent Calculation	\$200,000	\$207,150	\$214,300	\$228,600	\$257,200	\$285,600	\$331,400

<https://www.huduser.gov/portal/datasets/ii/ii2022/2022summary.odn>

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