



City of Emeryville

CALIFORNIA

HOUSING AFFORDABILITY TABLE MAXIMUM SALES PRICES AND RENTS* 2025/26 Program Year, Adopted July 1, 2025, Effective July 1, 2025

MAXIMUM INCOME LIMITS *Note: On April 23, 2025, the CA Housing and Community Development (HCD) released the income limits based on U.S. Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Income Limits that HUD most recently released. The income limits reflected below are for Alameda County. For households of 6 or more, please contact emeryville@hellohousing.org.*

Household Size	1 person	2 person	3 person	4 person	5 person	6 person
Moderate Income (120%)	\$134,250	\$153,400	\$172,600	\$191,750	\$207,100	\$222,450
Median Income (100%)	\$111,850	\$127,850	\$143,800	\$159,800	\$172,600	\$185,350
Low Income (80%)	\$87,550	\$100,050	\$112,550	\$125,050	\$135,100	\$145,100
Very Low Income (50%)	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700
Extremely Low (30%)	\$33,600	\$38,400	\$43,200	\$47,950	\$51,800	\$55,650

ESTIMATED MAXIMUM RESALE PRICE

Note: Maximum Sales Prices are calculated on a per unit basis, based on the average 90- day fixed 30-YR mortgage interest rate and the actual HOA fees charged to the unit. Maximum Sale Prices identified below is for illustrative purposes only. To confirm the maximum Resale Price of a specific BMR Unit, contact emeryville@hellohousing.org.

Unit Type	Studio	1 Bedroom	2 Bed/ Equivalent**	3 Bedroom	4 Bedroom
Moderate Income (120%)	\$316,503	\$358,949	\$459,023	\$510,654	NA
Median Income (100%)	\$225,204	\$251,904	\$326,331	\$363,197	NA
Low Income (80%)	\$145,302	\$162,888	\$185,833	\$207,067	NA

MAXIMUM MONTHLY GROSS RENTAL RATE

Note: Gross rent includes the total of monthly payments for a rental including a reasonable allowance for utilities, provided by the Housing Authority of Alameda County, and any required service charges or fees charged to tenants. Utility allowance and required charges/fees must be deducted from rents shown below.

Unit Type	Studio	1 Bedroom	2 Bed / Equivalent**	3 Bedroom	4 Bedroom
Moderate Income (120%)	\$3,076	\$3,516	\$3,955	\$4,395	N/A
Low Income (80%)	\$1,678	\$1,918	\$2,157	\$2,397	N/A
Very-Low Income (50%)	\$1,398	\$1,598	\$1,798	\$1,998	N/A
Extremely Low Income (30%)	\$839	\$959	\$1,079	\$1,199	N/A

* The maximum sales prices and rents allowed pursuant to the City's Affordable Housing Program are based on the housing affordability definitions found in the California Health and Safety Code at Section 50052.5 and 50053. These are to be considered maximum amounts and do not take into account market conditions that may limit actual sales and rent values.

** 2 Bedroom/Equivalent includes units with two bedrooms or units with 1 bedroom and a bonus area. To confirm if a unit is classified as a 2 bedroom equivalent, please contact the Owner or the City.