



CITY OF REDWOOD CITY

2016 Maximum Income and Rent Limits

2016 Area Median Income (AMI) is based on a household of 4 persons = \$107,700 (HUD eff. 06/06/16)

*****MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE*****								
INCOME CATEGORY	1	2	3	4	5	6	7	8
Extremely Low (30%)	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750
Very Low (50%)	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200
HOME Limit (60%)	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440
Low (80%)	\$68,950	\$78,800	\$88,650	\$98,500	\$106,400	\$114,300	\$122,150	\$130,050
Median (100%)*	\$75,400	\$86,150	\$96,950	\$107,700	\$116,300	\$124,950	\$133,550	\$142,150
Moderate (120%)*	\$90,500	\$103,400	\$116,350	\$129,250	\$139,600	\$149,950	\$160,250	\$170,600

*HCD Limits

*****MAXIMUM AFFORDABLE RENT PAYMENT*****					
INCOME CATEGORY	STUDIO	1-BR	2-BR	3-BR	4-BR
Extremely Low (30%)	\$646	\$693	\$831	\$960	\$1071
Very Low (50%)	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
HOME – Low (50%)	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
HOME – High (60%)	\$1,380	\$1,480	\$1,778	\$2,046	\$2,263
Low (80%)	\$1,724	\$1,847	\$2,216	\$2,561	\$2,858
HUD Fair Market Rents	\$1,412	\$1,814	\$2,289	\$2,987	\$3,556
Median (100%)*	\$1,885	\$2,019	\$2,424	\$2,800	\$3,124
Moderate (120%)*	\$2,263	\$2,424	\$2,909	\$3,361	\$3,749

*HCD Limits

Income and Rent Sources and Notes:

Median Family Income (MFI) Limits and Area Median Income (AMI) limits for San Mateo County are published annually by the U.S. Department of Housing & Urban Development (HUD) and the State of California Department of Housing and Community Development (HCD). The HUD and HCD published income and rent limits are effective June 6, 2016.

Maximum affordable rent is based on 30% of monthly income with all utilities paid by landlord. The Utility Allowances established by the County of San Mateo Housing Authority are used by the City of Redwood City for determining tenant-paid utility allowances. If tenant pays utilities then the Utility Allowance must be subtracted from the maximum rent so that rent plus tenant paid utilities does not exceed the maximum rent.

Maximum affordable rents are calculated based on HUD and HCD Income Limits and the following household sizes:

Studio: 1 person

1-Bedroom: 1.5 persons

2-Bedroom: 3 persons

3-Bedroom: 4.5 persons

4-Bedroom: 6 persons

Please contact the City of Redwood City Housing Staff for any questions regarding the income limits or rents that apply to your units at 650-780-7234.