



**CITY OF REDWOOD CITY**  
**2019 Maximum Income and Rent Limits**

**2019 Area Median Income (AMI) is based on a household of 4 persons = \$136,800 (HUD eff. 04/24/2019)**

*****MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE*****								
INCOME CATEGORY	1	2	3	4	5	6	7	8
<b>Extremely Low</b>	\$33,850	\$38,700	\$43,550	<b>\$48,350</b>	\$52,250	\$56,100	\$60,000	\$63,850
<b>Very Low (50%)</b>	\$56,450	\$64,500	\$72,550	<b>\$80,600</b>	\$87,050	\$93,500	\$99,950	\$106,400
<b>Low (80%)</b>	\$90,450	\$103,350	\$116,250	<b>\$129,150</b>	\$139,500	\$149,850	\$160,150	\$170,500
<b>Median (100%)*</b>	\$95,750	\$109,450	\$123,100	<b>\$136,800</b>	\$147,750	\$158,700	\$169,650	\$180,600
<b>Moderate (120%)*</b>	\$114,900	\$131,300	\$147,750	<b>\$164,150</b>	\$177,300	\$190,400	\$203,550	\$216,700

*\*HCD Limits*

*****MAXIMUM AFFORDABLE RENT PAYMENT*****					
INCOME CATEGORY	STUDIO	1-BR	2-BR	3-BR	4-BR
<b>Extremely Low</b>	\$846	\$907	\$1,088	\$1,256	\$1,401
<b>Very Low (50%)</b>	\$1,411	\$1,512	\$1,814	\$2,096	\$2,338
<b>Low (80%)</b>	\$2,260	\$2,423	\$3,078	\$3,557	\$3,746
<b>HUD Fair Market Rents</b>	\$2,069	\$2,561	\$3,170	\$4,153	\$4,392
<b>Median &amp; Moderate**</b>					

*\*\* Contact City staff*

**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 published income and rent limits are effective April 24, 2019 and HCD published income and rent limits are effective May 6, 2019.

**Utility Allowance**

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. The most current utility allowance can be accessed at the following web page: <https://housing.smcgov.org/utility-allowance-schedules>.

Rents will vary depending on the development but shall not exceed the maximum monthly rents.

For purposes of calculating the maximum rents, the following household assumptions are made:

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.