



CITY OF FREMONT

2020 Area Median Income figures, Rent Limits, and Below Market Price Home Maximum Sale Price

AREA MEDIAN INCOME								
(due to HUD adjustments, the income percentages for ELI, Very Low & HUD/HCD Low will not correspond with median income figures)								
Household Size	Median Income	Extremely Low Income (ELI)			Very Low 50%	AHO LOW* 60%	HUD/HCD 80%	Moderate 110%
		20%	30%	40%				
1	\$83,450	\$16,690	\$27,450	\$33,380	\$45,700	\$50,070	\$73,100	\$91,795
2	\$95,350	\$19,070	\$31,350	\$38,140	\$52,200	\$57,210	\$83,550	\$104,885
3	\$107,300	\$21,460	\$35,250	\$42,920	\$58,750	\$64,380	\$94,000	\$118,030
4	\$119,200	\$23,840	\$39,150	\$47,680	\$62,250	\$71,520	\$104,400	\$131,120
5	\$128,750	\$25,750	\$42,300	\$51,500	\$70,500	\$77,250	\$112,800	\$141,625
6	\$138,250	\$27,650	\$45,450	\$55,300	\$75,700	\$82,950	\$121,150	\$152,075
7	\$147,800	\$29,560	\$48,550	\$59,120	\$80,950	\$88,680	\$129,500	\$162,580
8	\$157,350	\$31,470	\$51,700	\$62,940	\$86,150	\$94,410	\$137,850	\$173,085

* AHO = Affordable Housing Ordinance - Low Income

RENT LIMITS								
Household Size	Median Income	Extremely Low Income (ELI)			Very Low 50%	AHO LOW* 60%	HUD/HCD 80%	Moderate 110%
		20%	30%	40%				
1	\$2,086	\$417	\$686	\$835	\$1,143	\$1,252	\$1,828	\$2,295
2	\$2,384	\$477	\$784	\$954	\$1,305	\$1,430	\$2,089	\$2,622
3	\$2,683	\$537	\$881	\$1,073	\$1,469	\$1,610	\$2,350	\$2,951
4	\$2,980	\$596	\$979	\$1,192	\$1,556	\$1,788	\$2,610	\$3,278
5	\$3,219	\$644	\$1,058	\$1,288	\$1,763	\$1,931	\$2,820	\$3,541
6	\$3,456	\$691	\$1,136	\$1,383	\$1,893	\$2,074	\$3,029	\$3,802
7	\$3,695	\$739	\$1,214	\$1,478	\$2,024	\$2,217	\$3,238	\$4,065
8	\$3,934	\$787	\$1,293	\$1,574	\$2,154	\$2,360	\$3,446	\$4,327

* AHO = Affordable Housing Ordinance - Low Income

BELOW MARKET PRICE HOME MAXIMUM SALE PRICE			
Household Size	Very Low 50% AMI	Low 60% AMI	Moderate 110% AMI
1 bedroom	\$155,998	\$203,234	\$394,406
2 bedroom	\$180,670	\$233,832	\$448,921
3 bedroom	\$188,439	\$261,056	\$500,084
4 bedroom	\$219,871	\$283,665	\$547,618

ASSUMPTIONS

2020 State Income Limits effective May 2020

2020 Housing Authority of Alameda County (HACA) Utility Allowances (effective 7/1/2020)

2020 FHA mortgage insurance rates based on loan amount and LTV ratio

Freddie Mac 10-year average interest rate (4%)

Gas utilities, attached multi-family units

Average HOA Fee assumed at \$238/mo