



City of Union City
Affordable Housing Ordinance
2019 Affordability Table & Maximum Rent Examples
Last revised 4/29/19

Table 1: Income to Calculate Affordable Rents

Number of Bedrooms	Studio	1	2	3	4
Household Size	1 person	2 people	3 people	4 people	5 people
Very Low Income (50%)	\$ 43,400	\$ 49,600	\$ 55,800	\$ 61,950	\$ 66,950
Low Income (60%) - for rent calc	\$ 52,080	\$ 59,520	\$ 66,960	\$ 74,340	\$ 80,340
Low Income (80%) - for income calc	\$ 69,000	\$ 78,850	\$ 88,700	\$ 98,550	\$ 106,450

Source: 2019 HUD Income Limits effective 4/24/2019

Table 2: 2019 Utility Allowances (effective 7/1/2019)

Utility	Studio	1-BR	2-BR	3-BR	4-BR
Heating - electric	21	21	28	39	47
Cooking - electric	3	5	6	7	7
Other electric	27	37	51	63	72
Hot Water - gas	10	14	17	24	29
Water	33	47	60	73	93
Trash	29	29	29	49	49
Total/Month	\$123	\$153	\$191	\$255	\$297
Total/Annual	\$1,476	\$1,836	\$2,292	\$3,060	\$3,564

Source: Housing Authority of Alameda County Utility Allowance effective 7/1/2019

Table 3: Example Affordable Rents

Studio, Household Size = 1		
Affordability Level	Very Low	Low
Percentage of Adjusted AMI	50%	60%
Annual Income for Determining Rent	\$43,400	\$52,080
% of Income for Housing	30%	30%
Annual Income for Housing	\$13,020	\$15,624
Less Utilities	\$1,476	\$1,476
Annual Amount for Rent	\$11,544	\$14,148
Monthly Affordable Rent	\$962	\$1,179
1-Bedroom, Household Size = 2		
Affordability Level	Very Low	Low
Percentage of Adjusted AMI	50%	60%
Annual Income for Determining Rent	\$49,600	\$59,520
% of Income for Housing	30%	30%
Annual Income for Housing	\$14,880	\$17,856
Less Utilities	\$1,836	\$1,836
Annual Amount for Rent	\$13,044	\$16,020
Monthly Affordable Rent	\$1,087	\$1,335
2-Bedroom, HH Size = 3		
Affordability Level	Very Low	Low
Percentage of Adjusted AMI	50%	60%
Annual Income for Determining Rent	\$55,800	\$66,960
% of Income for Housing	30%	30%
Annual Income for Housing	\$16,740	\$20,088
Less Utilities	\$2,292	\$2,292
Annual Amount for Rent	\$14,448	\$17,796
Monthly Affordable Rent	\$1,204	\$1,483
3-Bedroom, HH Size = 4		
Affordability Level	Very Low	Low
Percentage of Adjusted AMI	50%	60%
Annual Income for Determining Rent	\$61,950	\$74,340
% of Income for Housing	30%	30%
Annual Income for Housing	\$18,585	\$22,302
Less Utilities	\$3,060	\$3,060
Annual Amount for Rent	\$15,525	\$19,242
Monthly Affordable Rent	\$1,294	\$1,604
4-Bedroom, HH Size = 5		
Affordability Level	Very Low	Low
Percentage of Adjusted AMI	50%	60%
Income for Determining Rent	\$ 66,950	\$ 80,340
% of Income for Housing	30%	30%
Annual Income for Housing	\$20,085	\$24,102
Less Utilities	\$3,564	\$3,564
Annual Amount for Rent	\$16,521	\$20,538
Monthly Affordable Rent	\$1,377	\$1,712