

# CITY OF WALNUT CREEK AFFORDABILITY CRITERIA

To Be Updated Annually By the CITY  
Based on Contra Costa County HUD/HCD Income Limits

**YEAR: 2024**

## MAXIMUM INCOMES

AMI = Area Median Income

| No. of Persons in Household | 120% AMI   | 110% AMI   | 100% AMI   | 80% AMI    | 70% AMI    | 60% AMI    | 50% AMI    | 30% AMI   |
|-----------------------------|------------|------------|------------|------------|------------|------------|------------|-----------|
|                             | Moderate   | Moderate   | Median     | Low        | Lower      | Lower      | Very Low   | Ext. Low  |
| 1 person                    | \$ 130,800 | \$ 119,900 | \$ 109,000 | \$ 84,600  | \$ 76,300  | \$ 65,400  | \$ 54,500  | \$ 32,700 |
| 2 persons                   | \$ 149,500 | \$ 137,005 | \$ 124,550 | \$ 96,650  | \$ 87,220  | \$ 74,760  | \$ 62,300  | \$ 37,400 |
| 3 persons                   | \$ 168,150 | \$ 154,165 | \$ 140,150 | \$ 108,750 | \$ 98,140  | \$ 84,120  | \$ 70,100  | \$ 42,050 |
| 4 persons                   | \$ 186,850 | \$ 171,270 | \$ 155,700 | \$ 120,800 | \$ 108,990 | \$ 93,420  | \$ 77,850  | \$ 46,700 |
| 5 persons                   | \$ 201,800 | \$ 184,965 | \$ 168,150 | \$ 130,500 | \$ 117,740 | \$ 100,920 | \$ 84,100  | \$ 50,450 |
| 6 persons                   | \$ 216,750 | \$ 198,660 | \$ 180,600 | \$ 140,150 | \$ 126,490 | \$ 108,420 | \$ 90,350  | \$ 54,200 |
| 7 persons                   | \$ 231,700 | \$ 212,355 | \$ 193,050 | \$ 149,800 | \$ 135,170 | \$ 115,860 | \$ 96,550  | \$ 57,950 |
| 8 persons                   | \$ 246,650 | \$ 226,050 | \$ 205,500 | \$ 159,500 | \$ 143,920 | \$ 123,360 | \$ 102,800 | \$ 61,650 |

\* 30%, 50%, 80% are provided by HUD; and 100% and 120% are based on HCD's income limits. They are **not strictly** mathematical calculations. 60%, 70% are based on 60% and 70% of 2\*50%AMI, 110% is based on HCD's median.

## AFFORDABLE MONTHLY RENTS

**Gross rents can not exceed these amounts and still be considered affordable under most City programs\***

| No. of Bdrms | 120% AMI    | 110% AMI | 100% AMI | 80% AMI  | 70% AMI  | 60% AMI  | 50% AMI  | 30% AMI  |
|--------------|-------------|----------|----------|----------|----------|----------|----------|----------|
|              | Moderate*** | Moderate | Median   | Low      | Lower    | Lower    | Very Low | Ext. Low |
| Studio       | \$ 3,270    | \$ 2,998 | \$ 2,725 | \$ 2,115 | \$ 1,908 | \$ 1,635 | \$ 1,363 | \$ 818   |
| 1 Bdrm       | \$ 3,738    | \$ 3,425 | \$ 3,114 | \$ 2,416 | \$ 2,181 | \$ 1,869 | \$ 1,558 | \$ 935   |
| 2 Bdrm       | \$ 4,204    | \$ 3,854 | \$ 3,504 | \$ 2,719 | \$ 2,454 | \$ 2,103 | \$ 1,753 | \$ 1,051 |
| 3 Bdrm       | \$ 4,671    | \$ 4,282 | \$ 3,893 | \$ 3,020 | \$ 2,725 | \$ 2,336 | \$ 1,946 | \$ 1,168 |
| 4 Bdrm       | \$ 5,045    | \$ 4,624 | \$ 4,204 | \$ 3,263 | \$ 2,944 | \$ 2,523 | \$ 2,103 | \$ 1,261 |
| 5 Bdrm       | \$ 5,419    | \$ 4,967 | \$ 4,515 | \$ 3,504 | \$ 3,162 | \$ 2,711 | \$ 2,259 | \$ 1,355 |
| 6 Bdrm+      | \$ 5,793    | \$ 5,309 | \$ 4,826 | \$ 3,745 | \$ 3,379 | \$ 2,897 | \$ 2,414 | \$ 1,449 |

Notes : Affordable Rents are calculated by taking 30% of gross income and dividing that by 12 (months) unless noted below. These Affordable Rents included utilities and are considered "gross" rents. Utility allowances can be obtained from the Contra Costa County Housing Authority. These are NOT "fair market rents" as defined by HUD.

**Income Calculations:**

This information is based on amounts provided by HUD and CA Dept. of Housing and Community Development Department (HCD). It is updated annually in the spring. 60% = 1.2 x 50% AMI, 70% = 1.4 x 50% AMI. HUD/HCD only provides 50%, 80%, 100% and 120% AMI.

\*\*\* For rents affordable to households making 120% AMI, the monthly gross rent cannot exceed 30% of 110% AMI divided by 12. This gross rent is shown in the column entitled 120% AMI. This requirement is regulated by HCD.