



City of Livermore
Affordable Sales Prices and Rental Rates - 2019

For-Sale Housing

No. Bed-rooms	Size Household	Very-Low Income (50%)		Low-Income (80%)		Median-Income (100%)		Moderate-Income (120%)	
		Maximum Income	Maximum Purchase Price	Maximum Income	Maximum Purchase Price	Maximum Income	Maximum Purchase Price	Maximum Income	Maximum Purchase Price
Studio	1	\$43,400	\$96,224	\$69,000	\$203,991	\$78,200	\$242,719	\$93,850	\$308,599
1	2	\$49,600	\$122,324	\$78,850	\$245,455	\$89,350	\$289,656	\$107,250	\$365,008
2	3	\$55,800	\$148,424	\$88,700	\$286,920	\$100,550	\$336,804	\$120,650	\$421,417
3	4	\$61,950	\$174,313	\$98,550	\$328,385	\$111,700	\$383,741	\$134,050	\$477,826
4	5	\$66,950	\$195,361	\$106,450	\$361,641	\$120,650	\$421,417	\$144,750	\$522,869

Rental Housing

No. Bed-rooms	Size Household	Extremely Low-Income (30%)		Very-Low Income (50%)		Lower-Income (60%)		Low-Income (80%)	
		Maximum Income	Maximum Rent	Maximum Income	Maximum Rent	Maximum Income	Maximum Rent	Maximum Income	Maximum Rent
Studio	1	\$26,050	\$651	\$43,400	\$1,085	\$52,080	\$1,302	\$69,000	\$1,725
1 ^(*)	1.5	\$27,900	\$698	\$46,500	\$1,163	\$55,800	\$1,395	\$73,925	\$1,848
1	2	\$29,750	\$744	\$49,600	\$1,240	\$59,520	\$1,488	\$78,850	\$1,971
2	3	\$33,450	\$836	\$55,800	\$1,395	\$66,960	\$1,674	\$88,700	\$2,218
3	4	\$37,150	\$929	\$61,950	\$1,549	\$74,340	\$1,859	\$98,550	\$2,464
4	5	\$40,150	\$1,004	\$66,950	\$1,674	\$80,340	\$2,009	\$106,450	\$2,661

NOTES: These limits are based on income data from the California Department of Housing and Community Development (HCD) for 2019. The Affordable Sales Prices are effective for the 2020 Affordable Homeownership Program year and thereafter until updated by City Council. The 2019 Area Median Income for a 4-person household of \$111,700 published by State HCD is derived from the U.S. Department of Housing and Urban Development for Alameda County (Oakland-Fremont Metro Region) for the Section 8 Program.

(*) Low Income Housing Tax Credit (LIHTC) Household size

Sales prices assume a 4.5% interest rate, 30-year mortgage, standard HOA and housing payments (PITI) which do not exceed 30% of the household's monthly income.

Rental affordability based on 30% of the household's monthly income and do not include tenant utility allowances. Utility allowances should be deducted from the maximum rents based on the Livermore Housing Authority's utility allowance schedule for the Section 8 Program.

Adopted by Livermore City Council: October 28, 2019