

Exhibit A CITY OF EMERYVILLE HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS** 2018 Program Year (table updated on 5/21/18)				
Pursuant to the City of Emeryville Affordable Housing Program Ordinance				
<i>Requires Ownership projects of 10+ units to include 20% of project units at moderate income. Requires Rental Projects who opt for in lieu production to include 8% at the units to low income and 4% at very low income.</i>				
ASSUMPTIONS:				
Interest Rate	4.50% Annual			
Monthly interest rate	0.38% Monthly			
Mortgage Term	360 months			
Downpayment	5%			
		PMI rate: 0.0052		PMI not required to be included for purposes of calculating maximum allowable housing costs.
Area Median Income (AMI)		1 person	2 person	3 person
		\$73,100	\$83,500	\$93,950
				4 person
				\$104,400
MODERATE INCOME HOUSEHOLDS: 120% Area Median Income				
HOUSEHOLD SIZE		1 person	2 person	3 person
UNIT SIZE		Studio	1 Bedroom	2 Bedroom
Annual Income		\$87,700	\$100,250	\$112,750
Amount Available for Housing= 35% of 110% of AMI*				
		\$2,345	\$2,679	\$3,014
Mortgage		\$1,444	\$1,642	\$1,818
Prop.Tax	0.001	\$300	\$341	\$378
HOA Dues		\$350	\$400	\$450
Utilities/Maint.		\$128	\$155	\$213
PMI	0.0052	\$123	\$140	\$155
MORTGAGE		\$284,960	\$324,129	\$358,812
AFFORDABLE SALES PRICE		\$299,958	\$341,188	\$377,697
GROSS AFFORDABLE RENT		\$2,010	\$2,296	\$2,584
NOTE: Gross affordable rent is equal to 30% of 110% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.				
LOWER INCOME HOUSEHOLDS: 80% Area Median Income				
HOUSEHOLD SIZE		1 person	2 person	3 person
UNIT SIZE		Studio	1 bedroom	2 Bedroom
Annual Income		\$62,750	\$71,700	\$80,650
Amount Available for Housing= 30% of 70% of AMI*				
		\$1,279.25	\$1,461	\$1,644
Mortgage		\$620	\$701	\$759
Prop.Tax	0.001	\$129	\$146	\$158
HOA Dues		\$350	\$400	\$450
Utilities/Maint.		\$128	\$155	\$213
PMI	0.0052	\$53	\$60	\$65
MORTGAGE		\$122,276	\$138,299	\$149,726
AFFORDABLE SALES PRICE		\$128,711	\$145,578	\$157,606
GROSS AFFORDABLE RENT		\$1,097	\$1,253	\$1,409
NOTE: Gross affordable sales price is based on 30% of 70% of AMI, however gross affordable rent is equal to 30% of 60% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.				
VERY LOW INCOME HOUSEHOLDS: 50% Area Median Income				
HOUSEHOLD SIZE		1 person	2 person	3 person
UNIT SIZE		Studio	1 Bedroom	2 Bedroom
Annual Income		\$40,700	\$46,500	\$52,300
Amount Available for Housing = 30% of 50% of AMI*				
		\$1,018	\$1,163	\$1,308
Mortgage		\$417	\$470	\$498
Prop.Tax	0.001	\$87	\$98	\$104
HOA Dues		\$350	\$400	\$450
Utilities/Maint.		\$128	\$155	\$213
PMI	0.0052	\$36	\$40	\$43
MORTGAGE		\$82,331	\$92,708	\$98,355
AFFORDABLE SALES PRICE		\$86,664	\$97,588	\$103,531
GROSS AFFORDABLE RENT		\$914	\$1,044	\$1,174
NOTE: Gross affordable rent is equal to 30% of 50% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.				
** The maximum sales prices and rents allowed pursuant to the City's Affordable Housing Program are based on the housing affordability definitions found in the California Health and Safety Code at Section 50052.5. These are to be considered maximum amounts and do not take into account market conditions that may limit actual sales and rent values.				