

CITY OF EMERYVILLE
HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS**
2020 Program Year (Effective Date July 1, 2020)

Pursuant to the City of Emeryville
Affordable Housing Program Ordinance

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.

ASSUMPTIONS:

Interest Rate	Annual	
Monthly interest rate	Monthly	
Mortgage Term	months	
Downpayment		
	PMI rate:	0.005094

Area Median Income (AMI)	1 person	2 person	3 person	4 person
	\$83,450	\$95,350	\$107,300	\$119,200

MODERATE INCOME HOUSEHOLDS: 120% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$100,140	\$114,420	\$128,760	\$143,040
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$343,095	\$396,543	\$442,851	\$490,046

UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$2,295	\$2,622	\$2,951	\$3,278

NOTE: Gross affordable rent is equal to 30% of 100% of AMI and includes the total of monthly payments for a rental unit including a reasonable allowance for utilities and any required service charges or fees charged to tenants. Utility allowance and required charges/fees must be deducted from rents shown above.

MEDIAN INCOME HOUSEHOLDS: 100% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$83,450	\$95,350	\$107,300	\$119,200
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$245,821	\$287,766	\$317,776	\$350,935

LOWER INCOME HOUSEHOLDS: 80% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$73,100	\$83,550	\$94,000	\$104,400
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$142,825	\$167,715	\$185,344	\$203,981

UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,252	\$1,430	\$1,610	\$1,788

NOTE: 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 required service charges or fees charged to tenants. Utility allowance and required 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	4 person
Max Annual Income	\$45,700	\$52,200	\$58,750	\$65,250
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,043	\$1,192	\$1,341	\$1,490

reasonable allowance for utilities and any required service charges or fees charged to tenants. Utility allowance and required charges/fees must be deducted from rents shown above.

* Affordable Sales Prices are estimated. Actual Affordable Sales Prices will be based on the actual HOA fees for the unit.

** 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 and 50053. These are to be considered maximum amounts and do not take into account market conditions that may limit actual sales and rent values.