

CITY OF EMERYVILLE
HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS**
2021 Program Year (Effective July 1, 2021)

Revised July 7, 2021

Pursuant to the City of Emeryville
Affordable Housing Program Ordinance

Area Median Income (AMI)	1 person	2 person	3 person	4 person
	\$87,900	\$100,500	\$113,050	\$125,600

MODERATE INCOME HOUSEHOLDS: 120% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$105,500	\$120,550	\$135,650	\$150,700
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$360,084	\$420,026	\$455,514	\$510,419
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$2,417	\$2,764	\$3,109	\$3,454

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	\$87,900	\$100,500	\$113,050	\$125,600
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$276,205	\$327,563	\$347,018	\$390,157

LOWER INCOME HOUSEHOLDS: 80% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$76,750	\$87,700	\$98,650	\$109,600
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$160,006	\$191,821	\$197,571	\$224,120
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,319	\$1,508	\$1,696	\$1,884

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	\$47,950	\$54,800	\$61,650	\$68,500
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,099	\$1,256	\$1,413	\$1,570

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 required service charges or fees charged to tenants. Utility allowance and required 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 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.