

**CITY OF EMERYVILLE
HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS**
2022 Program Year (Effective July 1, 2022)**

**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	4.25% Annual	
Monthly interest rate	0.35% Monthly	
Mortgage Term	360 months	
Downpayment	5%	PMI rate: 0.51%

Area Median Income (AMI)	1 person	2 person	3 person	4 person
	\$99,950	\$114,250	\$128,500	\$142,800

MODERATE INCOME HOUSEHOLDS: 120% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
Max Annual Income	\$119,950	\$137,100	\$154,200	\$171,350
Amount Available for Housing= 35% of 110% of AMI*				
Mortgage	\$3,207	\$3,666	\$4,123	\$4,582
Prop.Tax	\$1,966	\$2,269	\$2,536	\$2,799
HOA Dues	\$421	\$486	\$543	\$599
Utilities	\$435	\$470	\$505	\$540
Homeowner's Insurance	\$170	\$200	\$275	\$357
PMI	\$45	\$45	\$45	\$45
MORTGAGE	\$170	\$196	\$219	\$242
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$420,743	\$485,546	\$542,680	\$598,927

UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$2,749	\$3,142	\$3,534	\$3,927

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	\$99,950	\$114,250	\$128,500	\$142,800
Amount Available for Housing= 30% of 100% of AMI*				
Mortgage	\$2,499	\$2,856	\$3,213	\$3,570
Prop.Tax	\$1,553	\$1,810	\$1,993	\$2,199
HOA Dues	\$332	\$367.91	\$426	\$471
Utilities	\$400	\$435	\$475	\$500
Homeowner's Insurance	\$170	\$200	\$275	\$357
PMI	\$43	\$43	\$43	\$43
MORTGAGE	\$0	\$0	\$0	\$0
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$332,300	\$387,269	\$426,379	\$470,532

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
Amount Available for Housing= 30% of 70% of AMI*				
Mortgage	\$1,749	\$1,999	\$2,249	\$2,499
Prop.Tax	\$935	\$1,088	\$1,199	\$1,317
HOA Dues	\$200	\$233	\$257	\$282
Utilities	\$400	\$435	\$475	\$500
Homeowner's Insurance	\$170	\$200	\$275	\$357
PMI	\$43	\$43	\$43	\$43
MORTGAGE	\$0	\$0	\$0	\$0
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
AFFORDABLE SALES PRICE	\$200,171	\$232,823	\$256,508	\$281,757

UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,499	\$1,714	\$1,928	\$2,142

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	\$50,000	\$57,150	\$64,300	\$71,400
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
GROSS AFFORDABLE RENT	\$1,249	\$1,428	\$1,606	\$1,785

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.