

CITY OF DAVIS

Low/Moderate Affordable Ownership Housing Requirement FY 2011-12

**Required Units-** 25% of all new projects with 5 ownership units or greater are required to be affordable, this percentage reduces to 20% if a density bonus is used in the project. Small projects of 15 units or less and 38 bedrooms or fewer within the Core Area/Downtown have additional options in fulfilling their affordability requirement.

**Maximum Income-** 120% of Yolo County Median Income, Adjusted for Household Size

<b>Household Size</b>	1	2	3	4	5
<b>Maximum Gross Annual Income</b>	\$63,650	\$72,750	\$81,850	\$90,950	\$98,250

**Prices-** The prices for these units can range from a price set based on a household income of 80% of Yolo County Area Median Income to a price set based on a household income of 120% of Yolo County Area Median Income, but the average price must be affordable to a household with an income at 100% of Yolo County Area Median Income. Prices are adjusted down based on any project HOA fees or special property taxes.

Prices are set for projects based on current interest rates, here are price estimates based on interest rates from April 2009:

<b>Household Income used to set Unit Price</b>	<b>Two Bedroom Unit</b>	<b>Three Bedroom Unit</b>
80% of Yolo County Area Median Income	\$192,949	\$219,028
100% of Yolo County Area Median Income	\$251,578	\$283,932
120% of Yolo County Area Median Income	\$310,208	\$349,033

**Mix of Units-** A mix of two and three bedroom units shall be provided within this requirement, with a minimum of half of the low/moderate affordable ownership units provided as three bedroom units.

**Restrictions-**

- All owners must occupy the unit as their primary residence for the entire period of ownership, unless granted a temporary exemption by the City.
- The appreciation of the unit is restricted to a maximum of 3.75%, compounded annually and prorated daily.
- The unit must have a Right of First Refusal recorded to the unit that allows the City of Davis or its designee to have first opportunity to purchase the unit upon its resale.

**Note:** For project-specific questions and information, please contact Tom Callinan at (530) 757-5626 or [tcallinan@cityofdavis.org](mailto:tcallinan@cityofdavis.org).