

CITY OF DAVIS

Low/Moderate Affordable Rental Housing Rents for FY 2011-12

(Please note: These rents are approximated based on utility assumptions that can vary for each project. These rent amounts are updated annually in July based on updated figures.)

Required Units- 25% of all new rental projects with 5 to 19 total units and 35% of new rental projects with 20 or more units are required to be affordable. These percentages reduce 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 Incomes-

Low Income = 80% of Yolo County Median Income, Adjusted for Household Size

Household Size	1	2	3	4	5
Maximum Gross Annual Income	\$42,500	\$48,550	\$54,600	\$60,650	\$65,550

Very Low Income = 50% of Yolo County Median Income, Adjusted for Household Size

Household Size	1	2	3	4	5
Maximum Gross Annual Income	\$26,550	\$30,350	\$34,150	\$37,900	\$40,950

Maximum Rents- The rents for these units can range based on the type of utilities for the project and based on whether the rent is set for a low income household, with an income at or below 80% of Yolo County Area Median Income or for a very low income household, with an income at or below 50% of Yolo County Area Median Income.

Household Income used to set Maximum Rent*	One Bedroom Unit (monthly rent)	Two Bedroom Unit (monthly rent)	Three Bedroom Unit (monthly rent)
80% of Yolo County Area Median Income	\$1,122	\$1,256	\$1,380
50% of Yolo County Area Median Income	\$667	\$744	\$811

*These maximum rents were calculated based on the assumption that the tenant does not pay for water, trash, or sewer services. The stove top, oven, and water heating is assumed to be fueled by natural gas, while the unit heating system is considered to be electric. If these assumptions do not fit your project, the maximum rents could differ slightly.

Mix of Units-

60% of the project’s affordable units shall be affordable to low income households and 40% shall be affordable to very low income households. A mix of unit sizes shall be provided within this requirement, and the affordable units shall be dispersed throughout the project and built with the same materials and amenities as market rate units in the project.

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