

Exhibit A
CITY OF EMERYVILLE
HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS**
2019 Program Year (table updated on 7/10/19)

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	4.50% Annual	
Monthly interest rate	0.38% Monthly	
Mortgage Term	360 months	
Downpayment	5%	PMI rate: 0.005094

Area Median Income (AMI)	1 person	2 person	3 person	4 person
	\$78,200	\$89,350	\$100,550	\$111,700

MODERATE INCOME HOUSEHOLDS: 120% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income	\$93,850	\$107,250	\$120,650	\$134,050
Amount Available for Housing=				
35% of 110% of AMI*	\$2,509	\$2,867	\$3,226	\$3,584
Mortgage	\$1,492	\$1,720	\$1,920	\$2,119
Prop.Tax	\$310.04	\$357	\$399	\$440
HOA Dues	\$400	\$435	\$475	\$500
Utilities	\$138	\$167	\$228	\$303
Homeowner's Insurance	\$43	\$43	\$43	\$43
PMI	\$125	\$144	\$161	\$178
MORTGAGE	\$294,537	\$339,423	\$378,899	\$418,283
AFFORDABLE SALES PRICE	\$310,039	\$357,287	\$398,841	\$440,298
GROSS AFFORDABLE RENT	\$2,151	\$2,457	\$2,765	\$3,072

NOTE: Gross affordable rent is equal to 30% of 110% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.

LOWER INCOME HOUSEHOLDS: 80% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
UNIT SIZE	Studio	1 bedroom	2 Bedroom	3 Bedroom
Annual Income	\$69,000	\$78,850	\$88,700	\$98,550
Amount Available for Housing=				
30% of 70% of AMI*	\$1,368.50	\$1,564	\$1,760	\$1,955
Mortgage	\$609	\$711	\$784	\$858
Prop.Tax	\$127	\$148	\$163	\$178
HOA Dues	\$400	\$435	\$475	\$500
Utilities	\$138	\$167	\$228	\$303
Homeowner's Insurance	\$43	\$43	\$43	\$43
PMI	\$51	\$60	\$66	\$72
MORTGAGE	\$120,268	\$140,305	\$154,822	\$169,359
AFFORDABLE SALES PRICE	\$126,598	\$147,690	\$162,971	\$178,272
GROSS AFFORDABLE RENT	\$1,173	\$1,340	\$1,508	\$1,676

NOTE: Gross affordable sales price is based on 30% of 70% of AMI, however 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 service charges or fees required of tenants. Utility allowance and 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
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income	\$43,400	\$49,600	\$55,800	\$61,950
Amount Available for Housing				
= 30% of 50% of AMI*	\$1,085	\$1,240	\$1,395	\$1,549
Mortgage	\$390	\$460	\$502	\$544
Prop.Tax	\$81.00	\$96	\$104	\$113
HOA Dues	\$400	\$435	\$475	\$500
Utilities	\$138	\$167	\$228	\$303
Homeowner's Insurance	\$43	\$43	\$43	\$43
PMI	\$33	\$39	\$42	\$46
MORTGAGE	\$76,945	\$90,851	\$99,103	\$107,317
AFFORDABLE SALES PRICE	\$80,995	\$95,633	\$104,319	\$112,965
GROSS AFFORDABLE RENT	\$978	\$1,117	\$1,257	\$1,396

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 service charges or fees required of tenants. Utility allowance and 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. These are to be considered maximum amounts and do not take into account market conditions that may limit actual sales and rent values.