

**Housing Commission
Agenda Report**

February 20, 2014
Item 09

- SUBJECT:** Approval of an Affordable Housing Agreement with SHAC Las Positas Apartments LLC (Summerhill) for a 177-Unit Apartment Development at 5850 West Las Positas Boulevard (PUD-103)
- STAFF RECOMMENDATION:** Approve the attached Affordable Housing Agreement (AHA) and recommend its approval by the City Council
- ATTACHMENTS:**
1. Recommended Affordable Housing Agreement
 2. Summary of Recently Approved Unit Affordability

BACKGROUND

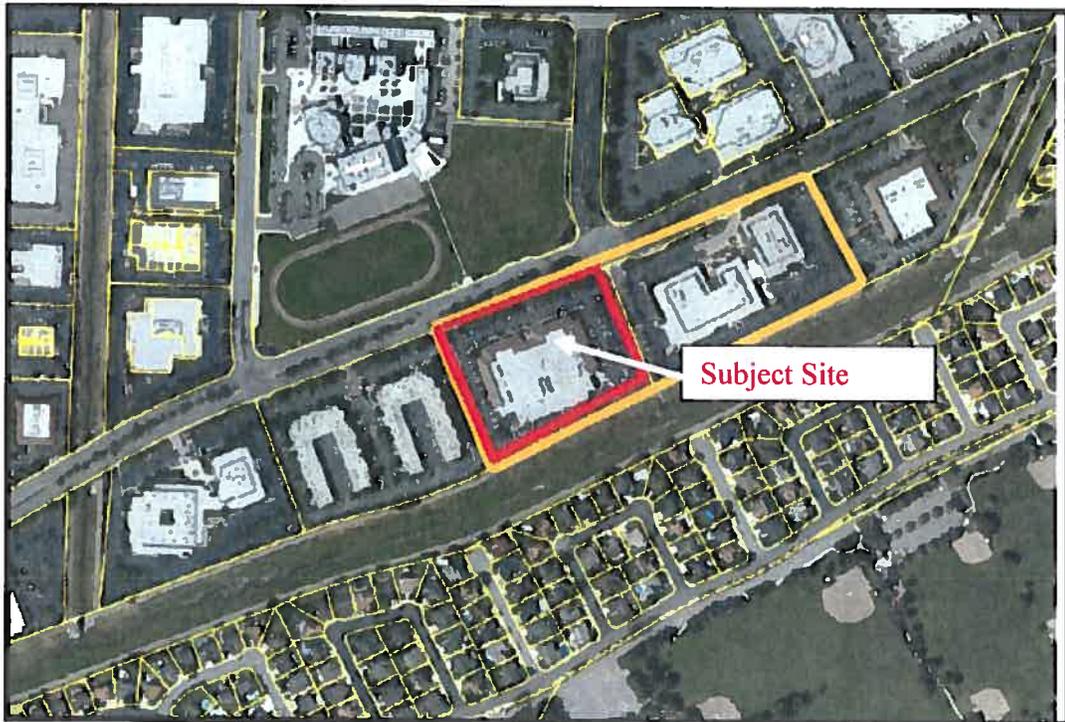
SHAC Las Positas Apartments LLC (Summerhill), has submitted a Planned Unit Development (PUD) application for the development of a 5.9-acre site at 5805 West Las Positas Boulevard. Because the proposed development exceeds 15 living units, it is subject to the City's Inclusionary Zoning Ordinance (IZO) requiring an affordable housing agreement.

The subject 5.9 acre site, and the adjoining 6.7 acre site to the east, are collectively referred to as Site #9 of the City's Design Guidelines and it was rezoned in 2012 for high density multifamily as part of the City's Housing Element update. The existing development fronts West Las Positas Boulevard to the north and the Arroyo Mocho to the south.

The existing building on the site is a one-story 88,512 square foot structure that was initially developed in 1984 for AT&T and later used as clinical laboratories for SmithKline Beecham. It is currently vacant and will be demolished to accommodate the new development. Livermore Amador Valley Transit Authority (LAVTA) bus stops (with shelters) are located on both sides of West Las Positas Boulevard in front of the development and at Hart Middle School. An aerial map of the site is listed below.

The proposed project will include 177 residential units and provide a total 304 parking spaces, including spaces in garages, carports and surface parking. The project will include an open space area, a tot lot, a pool/spa and a recreation facility. Pedestrian paths within the complex are proposed between the residential buildings, the open space area, and recreation uses. A six-foot tall sound wall is proposed along the southern property.

The proposed elevations present a Spanish influenced architectural with a stucco finish, stone veneer, wood-like trim for the windows, tile roof, wrought iron patio and balcony railings, and awnings.



Site Location Map and Street View



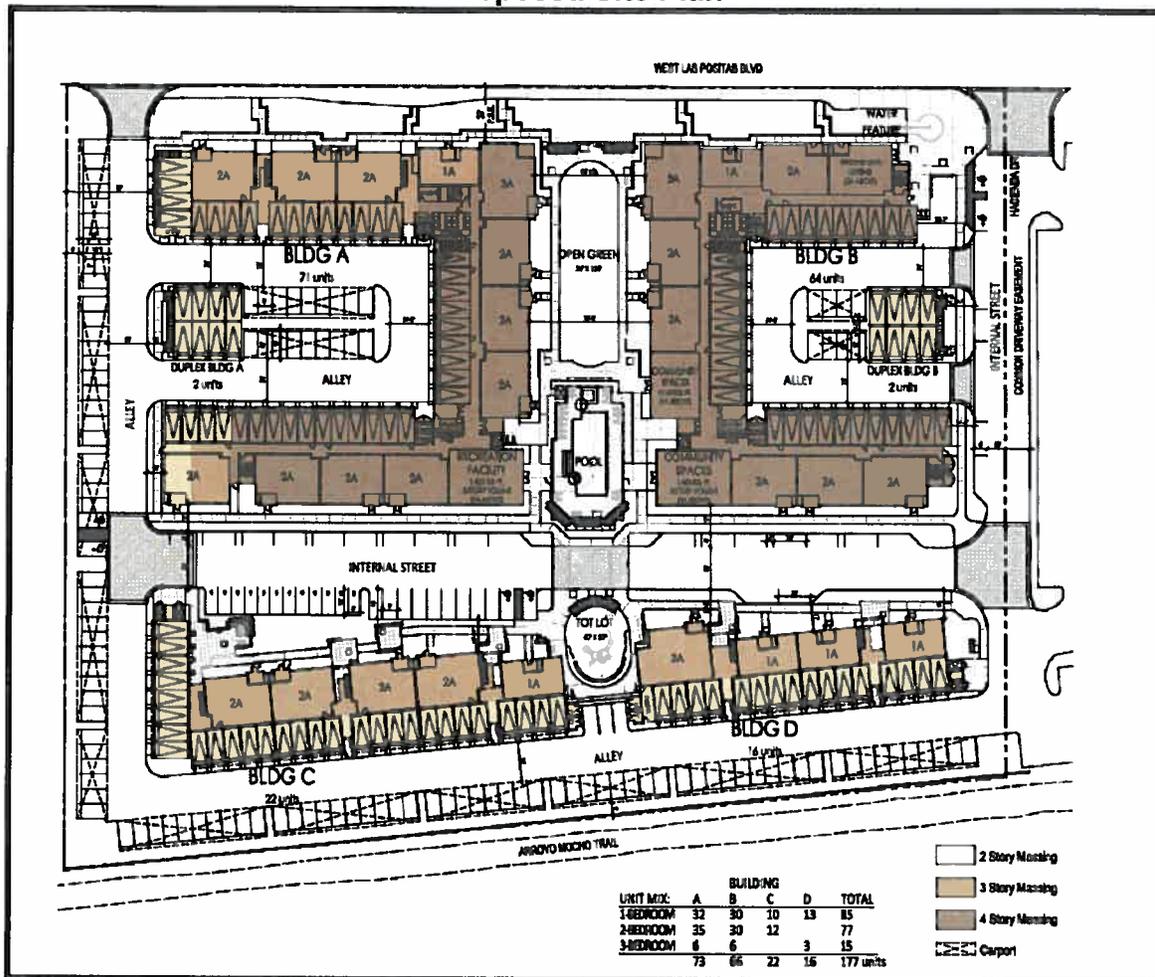
Photo of Current Building

As indicated on the below site plan, the unit mix for the 177 unit development is as follows:

Proposed 177 Unit Mix and Size

Unit Type	No. Of Units	Units Sizes
One bedroom	85	702 sq.ft. – 881 sq.ft.
Two bedrooms	77	1,054 sq. ft. - 1,069 sq.ft.
Three bedrooms	15	1,298 sq.ft. – 1,309 sq.ft.

Proposed Site Plan



DISCUSSION

As part of the May 1, 2013 joint Housing Commission and City Council workshop, the Council endorsed staff pursuing a flexible model for attempting to achieve affordable rent restricted units in new residential rental developments. As such, it encouraged all parties to attempt and strive to meet the IZO in a flexible, negotiated way recognizing the fact that the City has multiple interests it is trying to address, including parking, school impact needs, and affordable

housing, all of which fuel the outcome of negotiations. Based on this direction, staff has focused its efforts on pursuing creative options for meeting long term affordable housing needs.

As a point of reference, since the Urban Habitat Settlement Agreement and approval of updated General Plan Housing Element, the City Council has approved five apartment rental developments. As indicated in Attachment 2, assuming approval of the Summerhill development, a total of 268 (16%) of the total 1,711 units will have rent restrictions based on household income. As such, collectively these meet the IZO target of obtaining 15% rent restricted units. However, because a portion of these units are restricted to median income households they are not fully consistent with the IZO's goal of restricting units to very-low and low income households. Nevertheless, considering the legal environment concerning affordable housing, the restrictions represent a considerable increase in the number of rent restricted units.

In view of the City Council's direction at the May 1 joint workshop, staff's negotiation with Summerhill, as with the other developers, included a range of concepts intended to offer various ways of meeting the intent of the IZO. As an outcome of the negotiations, a recommended draft Affordable Housing Agreement has been prepared. A listing the AHA's most notable terms are as follows:

- Provide 27 units (15% of the total 177 units) as rent restricted affordable units as follows:

AHA Affordable Unit MIX

Unit Type	Unit Mix for Affordable Units				
Unit Type	50% AMI	80% AMI	100% AMI	Total	%
1-Bedroom	3	7	5	15	55%
2-Bedroom	2	4	3	9	34%
3-Bedroom	1	1	1	3	11%
Total	6	12	9	27	100%

- Unit household sizes for determining rents will be consistent with standards used typically in the City's AHA's.
- The agreement will be recorded with the land and remain affordable for perpetuity.
- Requires the development to accept Section 8 housing vouchers from eligible qualified applicants.
- Affordable units will be marketed by the developer and rented based on the City's adopted preference system.

- One of the affordable 1-bedroom units, one affordable 2-bedroom units and one affordable 3-bedroom units shall be fully accessible for the physically disabled. Unit design shall include amenities such as grab bars, modified case work and bathroom facilities and other amenities deem significant for disabled access
- In lieu of providing the 27 rent restricted units, the developer would pay an in-lieu fee of \$2,300,000. The option of paying this fee or providing the units resides with the City and must be determined within 45 days of the developer notifying the City that it intends to apply for a building permit.
- Identifies a HUD income source to be used for calculating Annual Household Income required to determine project eligibility.
- Specifies that the AHA would not apply to the land in the event the PUD expires and the project is not built.

Regarding compliance with the Inclusionary Zoning Ordinance's, the unit mix meets the requirement that 15% of the units be rent restricted. It does not however, fully meet the IZO's requirement that all for the affordable units be affordable to very low (50% AMI) and low income (80%) of the Area Median Income. Nevertheless, it is consistent with the AHA approved previously by the City Council for the California Center and the Aud der Maur developments and staff assumes that this level of affordability will be consistent with Council expectations for this project. All other items, including perpetuity, the disbursement of affordable units throughout the development, etc. are consistent with the IZO.

Regarding compliance with the City's Housing Site Standards and Design Guidelines which stipulate that 10% of the affordable units will be 3-bedroom units and 35% will be 2-bedroom units, the proposed agreement calls for 11% of the affordable units to be 3-bedroom units and 33% of the affordable units to be 2-bedroom which staff determines to be consistent with the Design Guidelines since an additional unit would exceed the target percentage.

Regarding the option for the developer to pay \$2,300,000 rather than providing affordable units, staff supports this alternative primarily because it could provide the City with all or a significant portion of the funding needed to develop, or assist in developing, an additional affordable project with deeper levels of affordability than provided in this project. Further, it could be used to develop programs or other options for creating housing for lower income households. In addition, the Commission may recall that the City has committed \$8 million of its Lower Income Housing Fund to the Kottinger Place development project and this in lieu payment would represent a significant contribution toward replacing those funds for future uses. The in lieu fee equals \$12,994/unit which is roughly equivalent to the \$13,043/unit which was approved for the Auf der Maur development.

As outlined in the IZO, the Housing Commission's role is to recommend the City Council accept, reject or amend the terms of the attached AHA. The Commission may also make recommendations to the Planning Commission concerning conformance with the IZO. However, the Planning Commission does not have an identified role in determining project affordability,

and therefore, any such recommendation would be related project planning issues as they relate to affordable units. Based on review of the overall project site plan, staff has not identified any concern regarding building or site design that impact affordability. Should the Commission reject the recommend AHA, staff recommends that it provide detailed feedback to the City Council for consideration as part of its development review. A request for specific amendments may also be discussed and forwarded to the City Council.

Overall, staff's opinion it that the draft AHA provides the type of flexibility the City Council requested as part of the joint workshop with the Housing Commission and is consistent with the type of development being proposed by Summerhill and therefore, it recommends approval of the agreement.

**Recorded at the Request of
and when recorded, return to:**

**City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566**

Exempt per Gov. Code §27383

AFFORDABLE HOUSING AGREEMENT (Draft)

This **AFFORDABLE HOUSING AGREEMENT** ("Agreement") is made this _____ day of _____, 2014, by the **CITY OF PLEASANTON**, a Municipal Corporation ("City"), and **SHAC LAS POSITAS APARTMENTS LLC**, a California limited liability company ("Developer").

Recitals

- A. Developer currently owns a legal or equitable interest in a 5.9-acre site at 5850 West Las Positas Boulevard, Pleasanton, California, more particularly described in Attachment 1 attached hereto and incorporated herein by reference (the "Property").
- B. For the Property, Developer has obtained all necessary entitlements, including the PUD Development Plan approved by the City Council by its Ordinance 14-YYY, to develop 177 apartment units with related site improvements including parking areas, open green area and a tot lot (collectively the "Project").
- C. Developer and the City wish to make a total of twenty-seven (27) apartment units within the Project available to households with incomes between and fifty percent (50%) (very-low income) of the Area Median Income and one hundred percent (100%) (median income).
- D. Area Median Income (AMI) shall mean the area median income for the San Francisco-Oakland-Fremont Metropolitan Statistical Area adjusted for household size in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development (HUD) pursuant to Section 8 of the United States Housing Act of 1937 or any successor statute.
- E. Execution of this Agreement meets the requirements of the City's Inclusionary Zoning Ordinance and shall be in lieu of paying the City's Lower Income Housing Fee for this Project.

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions contained herein, City and Developer agree as follows:

ATTACHMENT 1

1. Of the 177 apartment units authorized by the PUD Development Plan approved by the City Council by its Ordinance 14-YYY, 27 shall be "Affordable" units. Developer shall make six (6) Affordable units available for rent to households with annual incomes at or below 50% of the Area Median Income, twelve (12) Affordable units available for rent to households with annual incomes at or below 80% of the Area Median Income, and nine (9) Affordable units available for rent to households with annual incomes at or below 100% of the Area Median Income as set forth herein. The Affordable units shall be consistent with the following:

- A. The Affordable unit mix shall be as follows:

Unit Type	Very Low Income (50% of AMI)	Low Income (80% of AMI)	Median Income (100% of AMI)
1 Bedroom	3	7	5
2 Bedroom	2	4	3
3 Bedroom	1	1	1
Total	6	12	9

- B. Affordable unit rents shall be based on the following household sizes:

Unit Type	Household Size
1 Bedroom Unit	Two (2) person household
2 Bedroom Unit	Three(3) person household
3 Bedroom Unit	Five (5) person household

- C. The monthly rent for each of the Affordable units shall be calculated based on the following:

- (i) The nine (9) Affordable units at Median Income shall not exceed one-twelfth of 100 % of the Area Median Income adjusted for the household sizes listed in Section B above multiplied by 30%.
- (ii) The twelve (12) Affordable units at Low Income shall not exceed one-twelfth of 80 % of the Area Median Income adjusted for the household sizes listed in Section B above multiplied by 30%.
- (iii) The six (6) Affordable units at Very Low Income shall not exceed one-twelfth of 50 % of the Area Median Income adjusted for the household sizes listed in Section B above multiplied by 30%.

- D. At the initial lease-up for the Project, rent for Affordable units shall be based on the AMI at the time of the City issues Certificate of Occupancy. Thereafter, rents shall adjust consistent with HUD adjustments in the AMI. If HUD fails to issue revised Area Median Income/ household income statistics for the San Francisco-Oakland-Fremont Metropolitan Statistical Area within 15 months of the previous revision, rents for the Affordable units may be adjusted based on the annual percentage increase in the San Francisco-Oakland Consumer Price Index for urban wage earners and clerical workers.

ATTACHMENT 1

- E. The rents described herein shall exclude utilities in the broadest sense, including, but not limited to gas, electricity, water, garbage, television cable, telephone, and internet service; provided, however, that if any or all of such utilities are offered at no cost to market rate units they shall also be offered at no cost to the Affordable units.
 - F. For purposes of determining household's eligibility for an Affordable unit, a household's annual income shall be calculated in accordance with the Code of Federal Regulations Title 24 - Housing and Urban Development; Part 5 General HUD Program Requirements; Subpart F: Section 8 and Public Housing, and Other HUD Assisted Housing Serving Persons with Disabilities: Family Income and Family Payment; Occupancy Requirements for Section 8 Project-Based Assistance; Section 5.609 – Annual Income (24CFR 5.609).
 - G. The Affordable units shall be dispersed throughout the Project unless otherwise approved by the City. The Affordable units shall not be fixed in the Project and may change depending on vacancies.
 - H. The Affordable units shall have the same interior standards of quality (e.g., appliances, interior features/amenities, services, etc.) as the market rate units.
 - I. All Affordable units shall be rented to qualified applicants in accordance with the City's Preference System, as may be amended, with the most current version set forth in Attachment 2.
 - J. Once each year, the Developer (or the Developer's successor in interest) shall provide the City a report detailing the average annual income of tenants occupying the Affordable units for each of the income categories listed in Section 1(A) above, the number persons in each household occupying the Affordable units, the number of vacancies and new rentals during the year for the Affordable units.
 - K. All Affordable units shall be subject to this Agreement in perpetuity.
2. The Developer, with City consultation, shall assume all responsibility to market the Affordable units. Marketing shall be in accordance with City eligibility and income guidelines in-conformance with the City's Preference System. Marketing material, leases, rent-up schedules and-other printed material related to the Affordable units is subject to City approval.
 3. One of the Affordable 1-bedroom units, one Affordable 2-bedroom unit, and one Affordable 3-bedroom unit as included in 1(A) above shall be fully accessible for the physically disabled. Unit design shall include amenities such as grab bars in bathrooms, modified case work, wide doors, sufficient clear floor space for wheelchairs, lower countertop segments, seats at bathing fixtures, knee space under sinks and counters, switches and controls in easily reached locations, entrances free of steps and stairs, an accessible route through the units, and other

ATTACHMENT 1

amenities deemed significant for disabled access. Developer may utilize adaptable design features such as removable grab bars, concealed knee space under sinks and adjustable counterparts as approved by City to facilitate non-disabled tenants. Developer shall market the availability of these units to disability support groups and maintain an active waiting list of interested disabled persons, but may rent to any income qualified applicant if a qualified disabled applicant is not available for a period of twenty-one (21) days after the initial marketing. If the disabled unit is rented to a non-disabled person, Developer shall attempt to facilitate relocation to a non-disabled unit should a qualified disabled applicant become available.

4. Developer shall accept Section 8 vouchers as a means of assisting qualified applicants/residents.
5. In lieu of providing any Affordable units required hereunder and in full satisfaction of all requirements of Developer under this Agreement, City may elect, not later than the first to occur of one year after the effective date of this Agreement or forty-five (45) days after Developer notifies City in writing of its intent to apply for a building permit, to require a one time in-lieu fee in the amount of Two Million Three Hundred Thousand Dollars (\$2,300,000), which shall be payable upon certificates of occupancy. Developer may elect to phase construction of the project such that multiple Certificates of Occupancy will be issued. If multiple Certificates of Occupancy are issued the onetime fee of \$2,300,000 will be prorated based upon the number of residential units included in each Certificate of Occupancy when issued. Notwithstanding the preceding provisions of this Section 5 to the contrary, in the event City elects to require payment of such in-lieu fee, Developer shall still include within one of the 1-bedroom units, one of the 2-bedroom units and one of the 3-bedroom units within the Project, the design, marketing and rental requirements for access by the physically disabled as described in Section 3 above; provided, however, that Developer shall not be required to meet any affordability requirements with respect to such units.
6. The obligations under this Agreement apply unless the PUD Development Plan (approved by the City Council by its Ordinance 14-XXX) expires and the Project is not constructed prior to expiration of said PUD Development Plan (as it is extended by the Development Agreement approved by the City Council by its Ordinance 14-YYY).
7. The effective date of this Agreement shall be the date upon which Ordinance 14-xxx, approving the PUD Development Plan becomes effective.
8. This Agreement shall be recorded in Alameda County and shall run with the land.

ATTACHMENT 1

THIS AGREEMENT is executed the date and year first above written.

CITY:

CITY OF PLEASANTON, a Municipal Corporation

By: _____
Nelson Fialho
City Manager

ATTEST:

Karen Diaz, City Clerk

APPROVED AS TO FORM:

Jonathan P. Lowell, City Attorney

DEVELOPER:

SHAC LAS POSITAS APARTMENTS LLC, a California limited liability company By:

SHAC CMC LLC, a California limited liability company, its sole member

By: _____
Name: _____
Title: _____

By:

SummerHill Apartment Communities, a California corporation

By: _____
Name: _____
Title: _____

ATTACHMENT 1

Attachments:

1. Legal Description
2. City of Pleasanton Preference System

ATTACHMENT 1

STATE OF CALIFORNIA)
 }
COUNTY OF _____

On _____, 2013 before me _____,
personally appeared _____ who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Seal)

STATE OF CALIFORNIA)
 }
COUNTY OF _____

On _____, 2013 before me _____,
personally appeared _____ who proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____

(Seal)

ATTACHMENT 1

**ATTACHMENT 1
LEGAL DESCRIPTION**

Insert Legal Description Here

Assessor's Parcel Number: *Insert Assessor's Parcel Number Here*

ATTACHMENT 1

ATTACHMENT 2

CITY'S PREFERENCE SYSTEM

[Attached]



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. 02-012

RESOLUTION ESTABLISHING A REVISED CITY PREFERENCE SYSTEM FOR CITY-ASSISTED AFFORDABLE HOUSING PROJECTS

WHEREAS, the City of Pleasanton has specific policies within its General Plan Housing Element which place a priority on the provision of housing at costs which are affordable to households with a range of different income levels; and

WHEREAS, the City has an affordable housing program which encourages and supports the production of affordable rental and for-sale housing in Pleasanton; and

WHEREAS, the City Council promotes a variety of strategies to support the provision of affordable housing in Pleasanton; and

WHEREAS, the City desires to place a priority on providing affordable housing opportunities for Pleasanton residents and employees in all affordable housing projects which receive direct material, financial, or other assistance from the City; and

WHEREAS, at its meeting of January 15, 2002, the City Council reviewed the report of the Deputy City Manager (SR 02:013) regarding proposed modifications to the City preference system for City-assisted affordable housing projects;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON RESOLVES AS FOLLOWS:

Section 1: Council adopts the revised City preference system described herein to be used for determining eligibility among prospective beneficiaries for existing and future affordable housing projects assisted by the City.

Section 2: Affordable units will be made available to qualified households based upon the preference categories listed below. The City may modify the preference categories from time to time by giving written notice to [Lessee/Owner] of such modifications, and [Lessee/Owner] shall adhere to such preference categories starting no later than ten (10) days following receipt of such notice. Each preference category is assigned a specific number of points as noted below. At the time of application, each applicant household will be assigned to one preference category and a corresponding point allocation in accordance to the criteria listed below. Households with the highest number of points will be given first priority for the affordable units. In the event there is more than one household with the same amount of points, which is likely, a lottery will be held at which time names of households with an equal number of preference points will be randomly drawn and assigned priority.

Section 3: The criteria for preference categories and corresponding point allocations are as follows:

20 POINTS

Households where at least one of the signators of the tenant lease or purchase agreement (and who is a member of the household) is a Pleasanton resident and a Pleasanton employee at the time of application and has continuously lived and worked in the City of Pleasanton for two years or more prior to the time of application.

18 POINTS

Households where at least one of the signators of the tenant lease or purchase agreement (and who is a member of the household) is a Pleasanton resident and a Pleasanton employee at the time of application and has continuously lived and worked in the City of Pleasanton less than two years prior to the time of application.

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Page Three

16 POINTS

Households where at least one of the signators of the tenant lease or purchase agreement (and who is a member of the household) is either a Pleasanton resident or a Pleasanton employee at the time of application and has continuously lived or worked in the City of Pleasanton for two years or more prior to the time of application.

14 POINTS

Housholds where at least one member of the signators of the tenant lease or purchase agreement (and who is a member of the household) is either a Pleasanton resident or a Pleasanton employee at the time of application and has continuously lived or worked in the City of Pleasanton less than two years prior to the time of application.

12 POINTS

Households where at least one member of the signators of the tenant lease or purchase agreement (and who is a member of the household) has an immediate relative (defined as a son, daughter, brother sister, and/or parent) who is a Pleasanton resident at the time of application, provided the immediate relative has lived in the City of Pleasanton for at least two years prior to the time of application.

10 POINTS

All other households.

Section 4: In addition to the above points, one (1) bonus point will be given to households which meet one or more of the following criteria: a) Single parent head of household; b) disabled person as defined herein; or c) households in which at least one of the signators of the tenant lease or purchase agreement has been a Pleasanton resident for seven continuous years or longer prior to the time of application. A maximum of one (1) bonus point may be awarded to any one household.

Section 5: For persons who are retired at the time of application, the applicant's work history immediately prior to the date of retirement shall be considered in determining the length of employment in Pleasanton for the first four point categories listed above.

Section 6: For persons who moved away from the City of Pleasanton less than six months prior to the time of application and who resided in the City of Pleasanton continuously for at least ten (10) years immediately prior to moving away, the residency history prior to the date of moving away shall be considered in determining the length of residency in the first four point categories listed above.

Section 7: "*Pleasanton resident*" is defined as a person or household who resides permanently and continuously at a residential address which is physically located within the then current incorporated area of the City of Pleasanton and where that location is considered to be the household's permanent place of residence. The City may require applicants to submit a drivers license, voter registration, utility bill, or other evidence as proof of residency in Pleasanton. "*Pleasanton employee*" is defined as a person who is permanently and continuously employed on at least a half-time basis (i.e., 20 or more hours per week) at a business which is physically located within the then current incorporated area of the City of Pleasanton. The City may require applicants to submit pay stubs, W-2 forms, tax returns, or other evidence as proof of employment at a Pleasanton business.

Section 8: "*Disabled Person*" is defined as a head of household who has a medically documented permanent physical or mental impairment which prevents him/her from maintaining full time regular employment. Any individual claiming Disabled Person status must submit verification from a licensed doctor of the disability and its effect on the ability of the person to maintain full-time employment. A Disabled Person shall be assigned a number of points as if the person were employed regardless of the Disabled Person's employment status plus one bonus point. If an individual has a disability that substantially limits one or more major life activities and has a medical record of such impairment but the disability does not prevent the ability to maintain full-time regular employment, the individual shall be assigned the appropriate number of points as detailed in Section 3 above plus one bonus point as detailed in Section 4 above. Examples of a disability include limitations on caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, or working.

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Section 9: This resolution shall become effective immediately upon its passage and adoption.

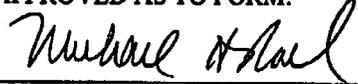
I HEREBY CERTIFY THAT THE FOREGOING WAS DULY AND REGULARLY ADOPTED BY THE CITY COUNCIL OF THE CITY OF PLEASANTON, AT A MEETING HELD ON JANUARY 15, 2002 BY THE FOLLOWING VOTE:

AYES: Councilmembers - Ayala, Campbell, Dennis, Michelotti, and Mayor Pico
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:


Michael H. Roush, City Attorney

ATTACHMENT 2

SUMMARY OF AHA UNITS

February 13, 2014

Unit Mix	BRE	CA Center	Bernal Commons	St. Anton	Auf der Maur	Summerhill (Recd.)	TOTAL	%
Total Number of Units	506	305	210	168	345	177	1711	
50% AMI								
Studio	0	5	0	0	6	0	11	7%
1-Bedroom	41	3	9	13	3	3	72	48%
2-Bedroom	27	0	6	18	1	2	54	36%
3-Bedroom	8	0	1	4	0	1	14	9%
Subtotal 50% AMI	76	8	16	35	10	6	151	56%
60% AMI								
Studio	0	0	0	0	0	0	0	0%
1-Bedroom	0	0	9	0	0	0	9	56%
2-Bedroom	0	0	7	0	0	0	7	44%
3-Bedroom	0	0	0	0	0	0	0	0%
Subtotal 60% AMI	0	0	16	0	0	0	16	6%
80% AMI								
Studio	0	3	0	0	2	0	5	11%
1-Bedroom	0	3	0	0	4	7	14	32%
2-Bedroom	0	7	0	0	6	4	17	39%
3-Bedroom	0	2	0	0	5	1	8	18%
Subtotal at 80% AMI	0	15	0	0	17	12	44	16%
100% AMI								
Studio	0	8	0	0	8	0	16	28%
1-Bedroom	0	3	0	0	5	5	13	23%
2-Bedroom	0	9	0	0	7	3	19	211%
3-Bedroom	0	3	0	0	5	1	9	16%
Subtotal at 100% AMI	0	23	0	0	25	9	57	21%
Total Affordable Units	76	46	32	35	52	27	268	
Total % Affordable	15%	15%	15%	21%	15%	15%	16%	

* Auf der Maur includes a cash payment option. Summerhill includes recommended cash payment option.