

AFFORDABLE HOUSING LOAN APPLICATION

Loan Amount Requested: _____ Date funds are needed: _____

Proposed Use of Funds: _____

Proposed Loan Terms: _____

I. APPLICANT'S INFORMATION

A. Name: _____

Address: _____

Project Manager: _____ Phone: _____

E-mail: _____ FAX: _____

B. Type of Organization: Corporation, Partnership, etc. _____

Tax exempt organization? Yes No ID#: _____

Is this organization a CHDO? Yes No CHDO ID#: _____

DUNS#: _____

C. Legal name of borrower(s) to be used on loan documents:

D. Experience: Attach resume' of prior experience by listing projects, including location, number of units, level of affordability, type of units, completion date. Please include name and telephone number for use as references at other local jurisdictions.

II. PROPOSED PROJECT

A. Site

Name of Project: _____

Location: _____ A. P. #: _____

Current Land Use Designation: _____

Proposed Land Use Designation: _____

Proposed Density (units/acre): _____ # of Acres: _____

Water/Sewer Availability and Location: _____

Offsite Constraints: _____

Subject to Specific Area Plan? Yes No Annexation Needed? Yes No

Does your site acquisition include buildings currently being used for housing or business activities? Yes No

If yes, indicate type of use and number of occupants: _____

Relocation of occupants necessary? Yes No

Form of Site Control (Contract, Option): _____

Purchase Price: \$ _____ Appraised Value: \$ _____

Development Constraints: _____

Year of City's growth management allocation: _____

B. Environmental (Clearance may take a minimum of 3 months)

Reports/Studies Completed: _____

Proximity to Flood Plain: _____

Indicate presence of wetlands, vernal pools, endangered plant or animal species:

Other known environmental constraints: _____

C. Proposed Affordable Housing Project

Total number of units to be built: _____

Number of affordable rental units: _____

Number of affordable ownership units: _____

Number of units serving under 30% of median income: _____

Number of units serving 31% - 50% of median income: _____

Number of units serving 51% - 80% of median income: _____

Number of units serving over 80% of median income: _____

Number of units serving non-restricted income levels:

Note: All projects with sixteen or more units must include an on-site manager unit. Reference California Administrative Code Title 25, Section 42.

D. Itemization of Proposed Units

Bedroom Size	Sq. Ft. Size of Unit	# of Units	Targeted Income Level	Proposed Rent Amount	Comments
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	
				\$	

E. Monthly Allowance for Tenant-paid Utilities:

(Utility Allowance Chart available from staff)

	Indicate Gas Or Electric	Check if Paid By Tenant	Check if Paid By Owner
Space Heating	_____	<input type="checkbox"/>	<input type="checkbox"/>
Stove	_____	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	_____	<input type="checkbox"/>	<input type="checkbox"/>
Trash	_____	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer	_____	<input type="checkbox"/>	<input type="checkbox"/>
Other	_____	<input type="checkbox"/>	<input type="checkbox"/>

Bedroom Size _____

Total Utility Allowance by Unit Size _____

Attach Utility Allowance Chart with applicable allowances circled.

F. **Project Management Company:** _____

Attach Project Management Company information and list of its references.

III. PROJECT COST

Land Cost \$ _____

Land Cost Per Acre \$ _____

Predevelopment Costs \$ _____

Soft Costs \$ _____

Hard Costs \$ _____

Total Project Cost \$ _____

Cost Per Unit Built \$ _____

IV. TOTAL PROJECT FINANCING

Amount of this loan request: \$ _____

Additional Housing Authority funding contemplated? If yes, amount: \$ _____

Amount of other permanent financing: \$ _____

Amount of cash or loans currently in project: \$ _____

Amount of owner's equity in project: \$ _____

Amount of Deferred Developer Fee \$ _____

TOTAL \$ _____

A. Financing Sources: *(Include all other financing--interim and permanent)*

INTERIM/CONSTRUCTION FINANCING

	1	2	3	4	5	6
Lender's Name & Address						
Contact Person & Phone #						
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						

PERMANENT FINANCING

	1	2	3	4	5	6
Lender's Name & Address						
Contact Person & Phone #						
Purpose						
Name of Program						
Loan Amount						
Annual Payment						
Terms of Loan						
Date Applied						
Current Status of Application						
Conditions						

B. Administrative Costs

What are the administrative costs for this project and how will they be funded? _____

C. Development and Operations Proformas (Attach Project Proformas)

V. ATTACHMENTS

Please attach the following documents to the Loan Application: (If we have current, accurate copies on file you do not need to resubmit, only update).

- A. Project description and purpose narrative.
- B. List of references for other projects (see #I-D. page 1).
- C. List of board members and/or names of company officers, including addresses, phone numbers, employer, occupation.
- D. Copy of applicant's Articles of Incorporation, Bylaws or Partnership Agreement.
- E. Federal tax exempt determination letter, if applicable.
- F. Most recent audit report and current financial statement (within the last quarter). Reports should include balance sheets, revenue and expense statement, and statement of changes in fund balances.
- G. Resolution from Applicant's governing body authorizing the borrowing of funds from the Housing Authority of the City of Santa Rosa and authorizing execution of loan documents.
- H. Resolution from Applicant's governing body authorizing formation of limited partnership, if applicable.
- I. Project Proforma – projected for the proposed loan term.
- J. Utility Allowance Chart with applicable allowances circled.
- K. Evidence of land control (i.e., option, sale/purchase contract or escrow instructions).
- L. Evidence of land value. Provide appraisal or statement of value from other financing sources, if available.
- M. Area map of proposed site and site photos.
- N. Preliminary Title Report (within past six months).

- O. Environmental reports/studies.
- P. Funding commitment letters.
- Q. Project timetable.
- R. Agreements for rent subsidies, if applicable.
- S. Management company information and list of references.
- T. Budget for Housing Authority loan funds.

CERTIFICATIONS

Applicant hereby certifies:

1. Truth of Application

That the information submitted in this Loan Application and any supporting materials is true, accurate, and complete to the best of its knowledge.

2. Material Changes to Project

That the Applicant acknowledges that any material changes to the project not disclosed to and approved by the Housing Authority may result in termination of funding for the project. Material changes include but are not limited to: changes in the project's design, amenities, and number and size of units; changes to the development budget; changes to the proposed sales prices, rents or operating expenses; changes to the sources, amounts or terms of financing; changes to the ownership entity or key staff and consultants identified in this Loan Application; or changes to other Loan Application items.

3. Applications are Public Records

That the Applicant acknowledges that the information submitted as part of this loan application, except material considered confidential, may be made available to the public.

APPLICANT REPRESENTATIVE(S)

Name

Name

Title

Title

Signature

Signature

Date

Date

POLICY SUMMARY
LOW-INCOME HOUSING PRODUCTION SUBSIDY PROGRAM

I. **PROCEDURAL**

- A. The Housing Opportunity Fund is terminated and replaced by the Low Income Housing Production Fund ("The Fund"). The funds under this program are intended for production of housing.
- B. All Housing Authority funds allocated for (1) production of new housing units including shared housing and the development of mobile home parks; or (2) rehabilitation or modification of existing structures, where this rehabilitation leads to new housing units, and (3) related activities, such as capacity building or operating costs, but only as directed by funding sources, shall be placed in the Fund and used solely in accordance with this Policy Summary. Transitional and emergency housing shall be funded from other programs.
- C. Housing Authority administrative costs related to the Fund shall be budgeted in a separate account.
- D. This Policy Summary is adopted, and may be amended, by the Housing Authority and the City Council.

II. **ELIGIBLE ACTIVITIES**

- A. Money shall not be appropriated from the Fund except to directly aid in (1) the production of new housing units; (2) the rehabilitation or modification of an existing structure for the purpose of creating new housing units; or (3) related activities, as directed by funding sources.
- B. The use of the Fund for operating or administrative costs of a housing development or facility of any kind is prohibited except as directed by funding sources. The funds may be used to acquire existing structures only for the purpose of converting them into housing units which did not previously exist or when the structures are part of an underdeveloped property.

III. **ELIGIBLE SPONSORS**

- A. Non-profit or for-profit sponsors are eligible to receive funds for the activities described at II-A, above.
- B. Only sponsors who are qualified to perform the activities for which they request funds shall receive money.

Policy Summary
Low Income Housing Production Subsidy Program

- C. "Qualification" for this purpose means that the sponsor has prior experience, adequate staff, and is financially stable.

IV. LOANS

- A. No grant of money in the Fund shall be allowed.
- B. Loans to sponsors shall be on such terms as the Housing Authority may decide in each individual case. Non-interest loans are allowed.
- C. Loans shall be evidenced by a promissory note and loan agreement, and shall be secured by deed of trust on the property undergoing development except where the Housing Authority judges no security or alternative security acceptable.

V. LOAN AMOUNTS

- A. Maximum loan schedule may be revised by the Housing Authority and the City Council.
- B. Maximum loan allocated to any single project shall comply with Loan Schedule.
- C. A waiver of the maximum amounts may be made based on findings of special circumstances and overriding concerns by the Housing Authority.

VI. FUND ALLOCATIONS

The statements under this section are intended as goals.

- A. Not less than 100% of the funds attributed to in-lieu fees will be used in accordance with the General Plan to benefit very low and low income households. This will be reviewed on an annual basis to determine if adjustments are needed.
- B. Not less than one-third of the annual expenditures from the Fund shall be used to benefit very-low income households.
- C. Not more than one-half of the annual expenditures from the Fund in any given year (and one-quarter over three years) shall be used for acquisition of land for which a development application, at the time of the loan, is judged premature by the Department of Community Development.
- D. Not less than three-quarters of the annual expenditures of the Fund shall be allocated to the production of new conventional housing units.

Policy Summary
Low Income Housing Production Subsidy Program

- E. No funds may be allocated to units required under the City's Allocation Plan, except to make such units more affordable than otherwise required by the Plan.
- F. Funds may be allocated to units to be created on land dedicated to the Housing Authority under provisions of the Allocation Plan.
- G. Funds shall not be allocated to any organization for administrative costs, market studies, land research or other purpose not directly tied to a specific project for which a loan agreement may be prepared and funds allotted as required by this Policy Summary except as provided under Sections IIA(3) or VII.

VII. SPECIAL ACTIVITIES/CIRCUMSTANCES

Loans may be made for research or land purchase agreement deposits (not to be confused with acquisition) in an amount not to exceed \$20,000 per entity annually. Funds may not be used for operating costs. Funds may only be used under this category where there are no other available sources.

VIII. OCCUPANCY RESTRICTIONS

Any unit assisted by the Fund will be occupied by very low or low as defined below:

- A. Very low income is defined as approximately 50% of median income adjusted for family size.
- B. Low income is defined as 80% or less of median income adjusted for family size.

IX. AFFORDABILITY RESTRICTIONS

- A. Very Low Income units shall be rented or sold at a price affordable to a household at 50% of median income for not less than thirty years.
- B. Low Income units shall be rented or sold at a price affordable to a household at 60% of median income for not less than thirty years.
- C. "Affordability" is defined as rent or debt service payments not exceeding 30% of 50% of median income (very low income households), or 30% of 60% of median income (low income), less a utility allowance as established by the Housing Authority.
- D. All units assisted by the Fund shall be affordable to low or very low income households, and occupied by such households.

X. COST RESTRICTIONS

- A. No loan shall be made or subordinated at any time to senior liens where the projected total cost of producing the project exceeds the Maximum Cost Schedule, which may be revised by the Housing Authority and City Council.
- B. A waiver of the maximum amounts may be made based on findings of special circumstances and overriding concerns by the Housing Authority.

Policy Summary
Low Income Housing Production Subsidy Program

Loan Schedule

This schedule reflects the maximum per unit loan the Housing Authority may make to an entity.

Unit	Min SF	Maximum Loan Per Unit	
		Very Low	Low
SRO Unit		\$22,500	\$11,000
Studio	300	\$27,000	\$13,000
1 Br	500	\$33,000	\$17,000
2 Br	700	\$40,000	\$20,000
3 Br	900	\$47,000	\$23,500
4 Br	1100	\$53,000	\$26,500

The loan amounts may be adjusted to reflect City impact fees and/or school impact fees which exceed the minimums applicable in the City.

The TOTAL loan on a project may not exceed the maximum loan per unit multiplied by the number of units. Each individual unit may "float" to 50% more but may not exceed \$55,000.

Maximum Cost Schedule

(Revised Dec. 12, 2000)

(Adjusted Dec. 1, 2001 + 4.5%) (Adjusted Dec. 1, 2006 + 2.5%) (Adjusted Dec. 1, 2011 + 3.2%)
 (Adjusted Dec. 1, 2002 + 1.4%) (Adjusted Dec. 1, 2007 + 3.3%)
 (Adjusted Dec. 1, 2003 + 1.0%) (Adjusted Dec. 1, 2008 + 3.6%)
 (Adjusted Dec. 1, 2004 + 2.1%) (Adjusted Dec. 1, 2009 + 0.1%)
 (Adjusted Dec. 1, 2005 + 2.8%) (Adjusted Dec. 1, 2010 + 0.9%)

This schedule reflects the total maximum cost test that must be met for an entity to receive a loan from the Housing Authority. Amounts are adjusted annually using the Consumer Price Index (CPI) 12 Months Percent Change for Year Ending October 31.

Item	Amount
Land (Unimproved)	\$244,734 per acre
Land (Site improved)	\$367,101 per acre
Single Room Occupancy (SRO) Unit	\$ 80,916 per unit *
Studio Apartment Unit	\$138,708 per unit *
1 Bedroom Unit	\$161,827 per unit *
2 Bedroom Unit	\$184,763 per unit *
3 Bedroom Unit	\$196,505 per unit *
4 Bedroom Unit	\$219,624 per unit *

* Projected total cost of project including land.

For ownership or accessible units, add 20% to Loan and Maximum Cost Schedules. Maximum Loan Schedule may be revised by the Housing Authority and the City Council. A waiver of the maximum loan or cost amounts may be made based on findings of special circumstances and overriding concerns by the Housing Authority, at its sole discretion



SELECTION GUIDELINES FOR FUNDING AFFORDABLE HOUSING PROJECTS

These guidelines are designed to assist the public, developers, staff and the Housing Authority in reviewing various factors which may be utilized in making a funding decision. The Housing Authority may or may not rely upon them, and it may choose to consider other factors in making any given funding decision. Nothing in these guidelines, or in the procedures by which they are utilized, is intended to communicate to any potential borrowers a funding commitment. These guidelines are not intended to have the force of law and are provided for informational purposes only.

FUNDING PRIORITIES

1. Projects that increase the supply of affordable rental housing.
2. Projects that support the Neighborhood Revitalization efforts of the City.

FUNDING POLICY REQUIREMENTS

To be considered for funding, a project proposal generally must meet the applicable Economic Development and Housing Department policy guidelines:

1. Low Income Housing Production Subsidy Program Policies.
2. Housing Rehabilitation/Conservation Program Policies.
3. Neighborhood Improvement Program Policies.
4. City's Consolidated and Action Plans.
5. City's Housing Element.
6. Federal, State and Local Funding Policies.

PROJECT SELECTION GUIDELINES

I. EXTENT THAT PROJECT MEETS CURRENT FUNDING PRIORITIES

1. Project provides for new rental housing units.
2. Project is located in an identified Neighborhood Revitalization Focus Area of the City.
3. Project allows for mixed income units.

II. HOUSING NEED

1. Amount/percentage and type of total units in the project that will be affordable, such as:
 - a) Rental elderly housing;
 - b) Rental family housing;
 - c) Rental special needs; and
 - d) Ownership housing.
2. Amount/percentage of total units set aside for extremely low (30%) and very low (50%) income households.

III. PROJECT FEASIBILITY

1. Status of Development Entitlements such as:

**City of Santa Rosa, Department of Economic Development and Housing
Selection Guidelines for Funding Affordable Housing Projects**

- a) Environmental Clearance;
 - b) Eligible Land Use;
 - c) Design Review Board approval;
 - d) Planning Commission approval;
 - e) City Council approval; and
 - f) Building Permits.
2. Status and Sources of Funding Commitments.
 3. Adequacy of partnership(s) with support service providers if special needs housing.
 4. Projected Date of Occupancy.

IV. PROJECT FUNDING

1. Extent that Housing Authority funds result in the development of additional affordable units above the number required by other project funding.
2. Amount/Percentage of units that Housing Authority funds result in lower income targeting than other project funding.
3. Demonstration that Housing Authority funds will cause the preservation of existing affordable units and/or additional affordable housing restrictions above other project funding.
4. Housing Authority loan amount per targeted unit.
5. Demonstration that other funding sources are maximized.
6. Demonstration that construction costs are within market.
7. Amount/percentage of Developer equity into project above any deferred Developer fee and/or tax credit equity.
8. Repayment terms and conditions of Housing Authority funding.
9. Housing Authority funding risk such as:
 - a) Permanent take-out financing;
 - b) Construction/rehabilitation;
 - c) Land acquisition only; and
 - d) Pre-development financing.

V. DEVELOPER CAPACITY

1. Applicant has demonstrated capacity to develop a similar project.
2. Applicant has demonstrated capacity in managing, contracting management, and/or coordinating the program support services of similar project(s).
3. Applicant has demonstrated capacity of meeting development time-line commitments of similar project(s).

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SANTA ROSA
APPROVING STANDARD GENERAL LOAN CONDITIONS

WHEREAS, the Housing Authority desires to adopt a set of general loan conditions to be used in the Affordable Housing Development Assistance Program, as follows:

- A. Execution of an Environmental Indemnity Agreement, designed to protect the Housing Authority and the City of Santa Rosa from hazardous waste and toxic contamination liability upon default in the loan by the property owner and/or the Borrower.
- B. Prior compliance with all lawful and necessary City of Santa Rosa approvals, including zoning and land use requirements for the project proposed. Prior compliance with all applicable local, State and Federal environmental requirements for the project.
- C. Execution of a suitable instrument or of any irrevocable assignment and transfer of all rights of the property owner and/or the borrower upon default in the loan to the engineering, architectural and any other development or project plans and designs related to the project.
- D. If required by senior or other financing parties involved with the project, and if specifically approved by the Housing Authority in the Resolution by which the given loan was approved, the Housing Authority will execute a normal and customary, standard form SUBORDINATION AGREEMENT prepared by a local title company and in a form approved by the Housing Authority's counsel; provided, however, nothing contained in this condition shall be deemed a requirement to consent to subordination; and provided, in any event, it is not the policy of the Housing Authority to subordinate where it has the majority of funds in the project.
- E. If required by senior or other financing parties involved with the project, the Housing Authority will execute a normal and customary estoppel certificate, warranting the accuracy of the current status of Housing Authority financing and the status of existing agreements between the borrower and the Housing Authority.

- F. Title insurance shall be provided the Housing Authority by the borrower.
- G. Where funding is all or partially derived from Federal or State programs, all applicable rules and regulations for that program must be satisfied as conditions to the funding of the loan by the Housing Authority.
- H. Satisfaction of such other terms and conditions of the loan which are presented to the Housing Authority as part of the loan approval process.
- I. The Executive Director or his designated staff person may make administrative modifications to these conditions on a case-by-base basis, so long as the overall protections afforded by these conditions are reasonably addressed in the given case.
- J. Prior to funding, Borrower shall provide such improvement and public liability insurance that shall ensure its loan interest.

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Santa Rosa that the above General Loan Conditions are approved.

DULY AND REGULARLY ADOPTED by the Housing Authority of the City of Santa Rosa this 23rd day of January, 1995.

AYES: Commissioners Denney, Knox, Ingenito, Lowry, Scott and Chairman Evans
NOES: None
ABSENT: Commissioner Ullrich
ABSTAIN: None



INCOME GUIDELINES

February 27, 2012

Household Size	Extremely Low 30% of Median	Very Low 50% of Median	60% of Median	Low 80% of Median*	Median 100% of Median	Moderate 120% of Median
1 Person	\$17,400 /Year \$1,450 /Month	\$28,950 /Year \$2,413 /Month	\$34,740 /Year \$2,895 /Month	\$45,500 /Year \$3,792 /Month	\$57,800 /Year \$4,817 /Month	\$69,350 /Year \$5,779 /Month
2 Persons	\$19,850 /Year \$1,654 /Month	\$33,050 /Year \$2,754 /Month	\$39,660 /Year \$3,305 /Month	\$52,000 /Year \$4,333 /Month	\$66,100 /Year \$5,508 /Month	\$79,300 /Year \$6,608 /Month
3 Persons	\$22,350 /Year \$1,863 /Month	\$37,200 /Year \$3,100 /Month	\$44,640 /Year \$3,720 /Month	\$58,500 /Year \$4,875 /Month	\$74,350 /Year \$6,196 /Month	\$89,200 /Year \$7,433 /Month
4 Persons	\$24,800 /Year \$2,067 /Month	\$41,300 /Year \$3,442 /Month	\$49,560 /Year \$4,130 /Month	\$65,000 /Year \$5,417 /Month	\$82,600 /Year \$6,883 /Month	\$99,100 /Year \$8,258 /Month
5 Persons	\$26,800 /Year \$2,233 /Month	\$44,650 /Year \$3,721 /Month	\$53,580 /Year \$4,465 /Month	\$70,200 /Year \$5,850 /Month	\$89,200 /Year \$7,433 /Month	\$107,050 /Year \$8,921 /Month
6 Persons	\$28,800 /Year \$2,400 /Month	\$47,950 /Year \$3,996 /Month	\$57,540 /Year \$4,795 /Month	\$75,400 /Year \$6,283 /Month	\$95,800 /Year \$7,983 /Month	\$114,950 /Year \$9,579 /Month
7 Persons	\$30,800 /Year \$2,567 /Month	\$51,250 /Year \$4,271 /Month	\$61,500 /Year \$5,125 /Month	\$80,600 /Year \$6,717 /Month	\$102,400 /Year \$8,533 /Month	\$122,900 /Year \$10,242 /Month
8 Persons	\$32,750 /Year \$2,729 /Month	\$54,550 /Year \$4,546 /Month	\$65,460 /Year \$5,455 /Month	\$85,800 /Year \$7,150 /Month	\$109,050 /Year \$9,088 /Month	\$130,800 /Year \$10,900 /Month

*79% Income published by the United States Department of Housing and Urban Development (HUD), updated December 13, 2011.

Extremely Low, Very Low, and Low Income is compared to HUD Income Limits for 2012, updated December 13, 2011.
Median Income and Moderate Income is compared to the Official State of California Income Limits for 2012, updated February 1, 2012.
60% of Median is compared to the California Tax Credit Allocation Committee Income Limits for 2012, updated December 13, 2011.

CITY OF SANTA ROSA
ECONOMIC DEVELOPMENT AND HOUSING
90 Santa Rosa Avenue, Santa Rosa, California 95404
Telephone: 707-543-3300 • Fax: 707-543-3317 • TDD: 707-543-3318 • Web Address: srcity.org



AFFORDABLE HOUSING PROGRAM RENTS

Effective February 27, 2012

These rents apply to affordable housing programs monitored by the City of Santa Rosa Department of Economic Development and Housing.

Targeted Income	Rent Formula	Monthly Gross Rent**		
			Calculated at 1.5 persons/bedroom (see notes below)	Calculated at bedroom size + 1 (see notes below)
Extremely Low Income (at or below 30% of AMI*)	30% of 30% of AMI	Studio	\$434	\$434
		1 Bedroom	\$465	\$496
		2 Bedrooms	\$558	\$558
		3 Bedrooms	\$644	\$620
		4 Bedrooms	\$719	\$669
Very Low Income (at or below 50% of AMI)	30% of 50% of AMI	Studio	\$723	\$723
		1 Bedroom	\$774	\$826
		2 Bedrooms	\$929	\$929
		3 Bedrooms	\$1,074	\$1,033
		4 Bedrooms	\$1,198	\$1,115
Low Income (at or below 80% of AMI)	30% of 60% of AMI	Studio	\$867	\$867
		1 Bedroom	\$929	\$992
		2 Bedrooms	\$1,115	\$1,115
		3 Bedrooms	\$1,289	\$1,239
		4 Bedrooms	\$1,437	\$1,338

*Area Median Income

**does not include deduction for tenant-paid utilities

Notes

- The rent amounts above are calculated based on the Income Guidelines effective February 27, 2012, published by the City of Santa Rosa Department of Economic Development and Housing, using the following formulas for household size:

	1.5 Persons Per Bedroom	Bedroom Size Plus 1
Studio	1 person household	1 person household
1 Bedroom	1.5 person household	2 person household
2 Bedrooms	3 person household	3 person household
3 Bedrooms	4.5 person household	4 person household
4 Bedrooms	6 person household	5 person household

- Individual programs may have certain requirements for term of affordability, targeted incomes, and/or specific rent restrictions that vary from the rent amounts above.

90 Santa Rosa Avenue • Santa Rosa, CA 95404

Phone: (707) 543-3300 • Fax: (707) 543-3317

www.srcity.org

**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

Locality: City of Santa Rosa Housing and Redevelopment Department, CA		Unit Type: Apartment/Walk-Up/ Row House/Townhouse				Date 10/01/2011	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$8.00	\$10.00	\$11.00	\$12.00	\$13.00	\$14.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$12.00	\$16.00	\$19.00	\$23.00	\$27.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$8.00	\$10.00	\$12.00	\$13.00
	d. Coal / Other						
Other Electric (Lights & Appliances)		\$13.00	\$19.00	\$26.00	\$32.00	\$40.00	\$47.00
Air Conditioning		\$2.00	\$2.00	\$3.00	\$5.00	\$6.00	\$7.00
Water Heating	a. Natural Gas	\$6.00	\$9.00	\$13.00	\$16.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$13.00	\$17.00	\$22.00	\$27.00	\$31.00
	d. Oil / Other						
Water		\$15.00	\$19.00	\$30.00	\$39.00	\$46.00	\$51.00
Sewer		\$34.00	\$45.00	\$72.00	\$94.00	\$110.00	\$121.00
Trash Collection		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Range / Microwave Tenant-purchased		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchased		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify:							
Actual Family Allowances					Utility or Service		per month cost
To be used by the family to compute allowance. Complete below for the actual unit rented.					Heating		\$
					Cooking		\$
Name of Family					Other Electric		\$
					Air Conditioning		\$
					Water Heating		\$
					Water		\$
Address of Unit					Sewer		\$
					Trash Collection		\$
					Range / Microwave		\$
					Refrigerator		\$
					Other		\$
					Other		\$
Number of Bedrooms					Other		\$
					Total		\$

**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

Locality: City of Santa Rosa Housing and Redevelopment Department, CA		Unit Type: Semi-Detached/ Duplex/Detached House				Date (10/01/2011)	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$13.00	\$20.00	\$28.00	\$35.00	\$43.00	\$50.00
	b. Bottle Gas/Propane						
	c. Electric	\$15.00	\$20.00	\$25.00	\$30.00	\$36.00	\$41.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$4.00	\$5.00	\$7.00	\$8.00	\$10.00	\$11.00
	b. Bottle Gas/Propane						
	c. Electric	\$5.00	\$6.00	\$8.00	\$10.00	\$12.00	\$13.00
	d. Coal / Other						
Other Electric (Lights & Appliances)		\$18.00	\$27.00	\$36.00	\$50.00	\$60.00	\$69.00
Air Conditioning		\$2.00	\$2.00	\$4.00	\$6.00	\$7.00	\$9.00
Water Heating	a. Natural Gas	\$6.00	\$9.00	\$13.00	\$16.00	\$20.00	\$23.00
	b. Bottle Gas/Propane						
	c. Electric	\$8.00	\$13.00	\$17.00	\$22.00	\$27.00	\$31.00
	d. Oil / Other						
Water		\$23.00	\$27.00	\$38.00	\$46.00	\$52.00	\$56.00
Sewer		\$34.00	\$45.00	\$72.00	\$94.00	\$110.00	\$121.00
Trash Collection		\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
Range / Microwave Tenant-purchased		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchased		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other--specify:							
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	