



Sunnyvale

AFFORDABLE RENTAL UNITS (ARUs)

Rental Units Affordable to Very Low-Income Households Earning 30% to 50% of Area Median Income (AMI)



What is an ARU?

ARUs are a special kind of Below Market Rate rental unit created in developments that received a density bonus when they were built.

The main difference between ARUs and standard BMR rental units is that ARU rents and income limits are lower than the limits for BMR rentals.

- Each participating property management office maintains its own waiting list
- Property managers at each complex screen applicants for eligibility, and notify applicants when units are available.
- **Download the Waiting List Application.**
- Contact each complex directly for more information about the property.
- The City of Sunnyvale does not maintain a waiting list for ARUs. Please submit your waiting list application **directly** to the property management office at the property where you wish to rent.
- If your application is not accepted by the office for any reason (other than being incomplete) you may file a written complaint to the City at the address below, with your name, phone number, address, date of refusal, and name of the property manager who refused your application. The City will investigate complaints as appropriate.

2020 INCOME LIMITS	
Family Size	Maximum Household Income Limit (Gross, pre-tax)
1 person	\$55,300
2 people	\$63,200
3 people	\$71,100
4 people	\$78,950
5 people	\$85,300
6 people	\$91,600
7 people	\$97,900
8 people	\$104,200

These amounts represent the highest gross annual income your household can earn to be eligible for ARUs.

If your income is **higher**, you are not eligible for this program.

City of Sunnyvale - Housing Division • 456 W. Olive Avenue • Sunnyvale, CA 94088-3707

Phone: 408-730-7250 • TDD/TYY: 408-730-7501 • Fax: 408-737-4906

Website: Sunnyvale.ca.gov • Email: housing@sunnyvale.ca.gov

APARTMENT COMPLEXES WITH ARUs

Please contact the complexes **directly** to inquire about unit availability, and to submit your waiting list application.

Complex Name	Phone Number
481 on Mathilda 481 S Mathilda Ave., Sunnyvale, CA 94086	855-229-6349
6 ten EAST 610 E. Weddell Dr., Sunnyvale, CA 94089	408-541-1105
Encasa 520-550 E. Weddell Dr., Sunnyvale, CA 94089	844- 520-8952
Ironworks 457 E. Evelyn Ave., Sunnyvale, CA 94086	650-564-3998

ARU Maximum Rents by Complex @ 50% AMI

(effective 8/1/2020)



encasa

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,383	\$131	\$1,252
1	\$1,580	\$148	\$1,432
2	\$1,778	\$170	\$1,608
3	\$1,974	\$234	\$1,740
4	\$2,133	\$261	\$1,872



Ironworks Apartments

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,383	\$131	\$1,252
1	\$1,580	\$148	\$1,432
2	\$1,778	\$170	\$1,608
3	\$1,974	\$234	\$1,740
4	\$2,133	\$261	\$1,872



# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,383	\$134	\$1,249
1	\$1,580	\$152	\$1,428
2	\$1,778	\$175	\$1,603
3	\$1,974	\$239	\$1,735
4	\$2,133	\$267	\$1,866

6tenEAST

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,383	\$134	\$1,249
1	\$1,580	\$152	\$1,428
2	\$1,778	\$175	\$1,603
3	\$1,974	\$239	\$1,735
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