

November 13, 2019

To: Joel Paulson, Director of Community Development

Fr: Sarah Chaffin

Re: Town BMP Rental Guidelines

Dear Mr. Paulson,

Thank you for the opportunity to weigh in on possible modifications to the Town BMP guidelines for rental housing.

Currently, the Town only goes to a maximum of 80% of AMI for BMP rental guidelines. The net effect of this policy is that essential workers like Teachers, Police Dispatchers, Nursing Assistants and other Community helpers make too much money to qualify for our BMP rental guidelines and not enough money to live in our community.

I recommend that the Town at a minimum increases the BMP rental qualifications to 120% of AMI which would be consistent with Regional AMI levels and consider including a new category of up to 150% of AMI. Currently, HouseKeys which is a SC County Provider of BMP Housing is going up to 150% of AMI which for a Household of 2 is a combined income of \$157,650.00. This means that if you have 2 married Teachers and they are each making \$78,000.00 per year they could just qualify for affordable rental housing and stay within our community.

I have attached a copy of the 2109 Maximum Income Limits for Santa Clara County Provided by House keys.

Thank you for your consideration.

Sincerely,


Sarah Chaffin



2019 - Maximum Income Limits for Santa Clara County - Effective 05/0

	Household Size						
Income Category	1	2	3	4	5	6	7
<i>Very Low</i>	\$51,250	\$58,550	\$65,850	\$73,150	\$79,050	\$84,900	\$90,750
<i>Low</i>	\$72,750	\$83,150	\$93,550	\$103,900	\$112,250	\$120,550	\$128,850
<i>Median</i>	\$92,000	\$105,100	\$118,250	\$131,400	\$141,900	\$152,400	\$162,950
<i>Moderate</i>	\$110,400	\$126,150	\$141,950	\$157,700	\$170,300	\$182,950	\$195,550
<i>*Above Moderate (150%)</i>	\$138,000	\$157,650	\$177,375	\$197,100	\$212,850	\$228,600	\$244,425

*Above Moderate Income Opportunities may not exist in every City.