



Kelly Ridge Band of Affordability

FIFTY PERCENT AMI								
Household Size	Maximum Income	# of Bedrooms	Maximum Unit Rent	Utility Allowance	Maximum Resident Rent	Actual Rent Charged	Minimum Income	*Minimum Income less 10%
1 Person	\$26,650	1	\$607	\$83	\$524	\$524	\$12,576	\$11,318
2 Persons	\$30,450	1	\$607	\$83	\$524	\$524	\$12,576	\$11,318
	\$30,450	2	\$729	\$111	\$618	\$618	\$14,832	\$13,349
3 Persons	\$34,250	2	\$729	\$111	\$618	\$618	\$14,832	\$13,349
4 Persons	\$38,050	2	\$729	\$111	\$618	\$618	\$14,832	\$13,349

Occupancy Standards: Minimum 1 person per bedroom and Maximum 2 persons per bedroom

Maximum Income Limits: Provided by CTCAC and effective 12/1/2011 50% AMI for El Dorado County

Maximum Rent Limits: Provided by CTCAC and effective 12/1/2011 is set at 42.6% of CTCAC Max Rents

1 Bedroom: 100% Maximum Rents: \$1,426 x 42.6% = \$607
 2 Bedroom: 100% Maximum Rents: \$1,712 x 42.6% = \$729

Utility Allowance: Effective January 1, 2012 - Provided by the Housing Authority of El Dorado County

Residents Pay: Natural Gas for Heating; Electric for Cooking; Natural Gas per meter; Other Electricity; Natural Gas for Water Heating.

1 Bedroom: \$83
 2 Bedroom: \$111

Minimum Income Limits are two times the actual rent

*Minimum Income Less 10%:

If annual household income does not meet or exceed the minimum level shown for appropriate household and apartment size, but is not more than 10 percent (10%) less than the minimum, the apartment may be rented if proof is obtained indicating satisfactory and timely rental payment history for the past twelve (12) months in the amount equal to or greater than the rent charged for that unit size.

Kelly Ridge does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in its federally assisted programs and activities. Our Fair Housing Coordinator is designated to ensure compliance with the nondiscrimination requirements contained in Section 504 of the HUD Regulations and can be contacted via e-mail at Section504@abhow.com or at 6120 Stoneridge Mall Road, Third Floor, Pleasanton, CA 94588, Telephone 925-924-7116 TDD 800-545-1833 Ext 478.

Kelly Ridge is professionally managed by:

