



# BELOW MARKET RATE (BMR) RENTAL HOUSING

## Affordable Rental Housing for Lower-income Renters

### Earning 50% to 80% of Area Median Income (AMI)



- Priority for households that Live or Work in Sunnyvale
- Each participating property management office maintains its own waiting list for Below Market Rate (BMR) units in its complex.
- Property managers at each complex will screen applicants for eligibility and notify applicants when units are available.
- **Complete the Waiting List Application.**
- Please contact each complex directly for more information about each property. (Contact information on next page)
- The City of Sunnyvale does not maintain a waiting list for BMR rentals. 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.

2023 LOW INCOME LIMITS (80% AMI)	
Family Size	Maximum Household Income Limit (Gross, pre-tax)
1 person	\$96,000
2 people	\$109,700
3 people	\$123,400
4 people	\$137,100
5 people	\$148,100
6 people	\$159,050
7 people	\$170,050
8 people	\$181,000

These amounts represent the highest annual income your family can earn to be eligible for BMR units.

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

RENT LIMITS			
Apartment Size	2023 Maximum Rent	Savoy	The Flats
Studio	\$2,015	\$1,777	\$1,770
One-Bedroom	\$2,303	\$2,055	\$2,048
Two-Bedroom	\$2,590	\$2,307	\$2,299
Three-Bedroom	\$2,878		\$2,552
Four-Bedroom	\$3,108		

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

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Website: [Sunnyvale.ca.gov](https://www.sunnyvale.ca.gov) • Email: [housing@sunnyvale.ca.gov](mailto:housing@sunnyvale.ca.gov)

## APARTMENT COMPLEXES WITH BELOW MARKET RATE RENTAL UNITS

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

Complex Name / <i>Property Management Company</i>	Phone Number	# of BMR Units	Unit Sizes
<b>Encinal Place</b> 604 S. Fair Oaks Avenue <i>Cambridge Management Company</i>	408-746-2000	2	2 Two-Bedrooms
<b>The Flats at Cityline</b> 300 W. Washington Avenue <i>Sares-Regis</i>	408-253-5287	25	13 One-Bedrooms 12 Two-Bedrooms
<b>Flats West</b> 300 W. Washington Avenue <i>Sares-Regis</i>	408-253-5287	9	6 One-Bedrooms 2 Two-Bedrooms 1 Three-Bedrooms
<b>Lawrence Station Apartments</b> 1271 Lawrence Station Road <i>Essex Apartment Homes</i>	408-747-0350	46	29 One-Bedrooms 17 Two-Bedrooms
<b>Magnolia Lane</b> 117 S. Mary Avenue <i>Essex Apartment Homes</i>	408-773-8448	3	3 Two-Bedrooms
<b>Tamarind Square</b> 1160 Morse Avenue <i>Alliance Residential Company</i>	408-734-4480	12	6 One-Bedrooms 6 Two-Bedrooms
<b>Via</b> 621 Tasman Drive <i>Essex Apartment Homes</i>	408-734-2842	43	26 One-Bedrooms 17 Two-Bedrooms
<b>Savoy</b> 1120 Kifer Rd. <i>Greystar</i>	408-687-4604	40	1 Studio 24 One-Bedrooms 15 Two-Bedrooms



Sunnyvale

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