

**SECTION 10
MAXIMUM MONTHLY RENTAL RATES FOR NEWLY DEED RESTRICTED
AFFORDABLE HOUSING UNITS**

Table IV sets forth the maximum monthly rental rates for newly deed-restricted affordable housing units. The rental rates apply and shall be in effect for a twelve (12) month period from the commencement date of the initial lease. Thereafter, the maximum monthly rental rate may be increased only to the extent that the Guidelines then in effect permit.

**TABLE IV
MAXIMUM MONTHLY RENT**

<u>Unit Type</u>	<u>Category 1</u>	<u>Category 2</u>	<u>Category 3</u>	<u>Category 4</u>	<u>RO</u>
Studio	\$474	\$842	\$1,258	\$1,668	\$2,288
1 Bedroom	584	989	1,401	1,831	2,448
2 Bedroom	692	1,135	1,549	1,979	2,595
3 Bedroom	802	1,270	1,700	2,126	2,744
SF Detached	915	1,433	1,845	2,197	2,817

NOTES:

1. Units constructed prior to the effective date of these Guidelines shall charge rents that do not exceed those set forth in Part VIII, Table VI.
2. Rental rates shall apply whether the units are provided furnished or unfurnished.
3. Rental rates in Table IV include, and may not be increased to pay for, the cost of utilities in common areas, condominium dues, management costs and taxes. In the event that utilities are commonly metered, a charge to the tenant may be made in addition to the maximum rents in Table IV for the tenant's share of such utilities attributable to the tenant's net living area. Tenants shall be responsible for individually metered utilities.
4. Prior to occupancy of a deed restricted rental unit, the APCHA must qualify the tenant. All verification required under these Guidelines must be provided. The tenant must provide the owner/landlord with proof of verification and qualification by the APCHA prior to occupancy. The owner shall be required to provide a copy of the lease agreement to the APCHA for approval. The APCHA will approve or deny the agreement within five working days. Leases shall meet occupancy standards and allowable rental rates, and shall be for a minimum term of six consecutive months. Tenant shall provide an executed copy of the lease to the APCHA prior to occupancy.
5. Persons employed by an owner/operator shall be given first priority to rent affordable housing units associated with a lodge, agricultural operation, or commercial development, when ownership has been retained by the owner/operator of the development. Employees must meet the APCHA's Guidelines for occupancy, income and assets criteria in order to qualify to occupy the unit(s). In the event there are no persons directly employed by the owner who qualify, the unit shall then be offered to other qualified persons according to the Guidelines. (Affordable Housing [AH] Zone development is exempt from this section.)