



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 affordable housing rental unit, created in developments that received a State of California density bonus when they were built. The main difference between ARUs and a standard BMR rental units is that ARU rents and income limits are lower than the limits for BMR rentals.

- The City of Sunnyvale **does not** maintain a waiting list for ARU. Each participating property management office maintains its own waiting list.
- To apply, complete a [Waiting List Application](#) and either mail or hand-deliver it directly to each property.
- Property managers at each complex screen applicants for eligibility, and notify applicants when units are available.
- Contact each complex directly for more information about the property.
- 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.

2024 INCOME LIMITS	
Family Size	Maximum Household Income Limit (Gross, pre-tax)
1 person	\$64,550
2 people	\$73,750
3 people	\$82,950
4 people	\$92,150
5 people	\$99,550
6 people	\$106,900
7 people	\$114,300
8 people	\$121,650

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

ARU Maximum Rents by Complex @ 50% AMI

(effective August 1, 2024)

Encasa

520-550 E. Weddell Dr., Sunnyvale, CA 94089

Phone: 844-520-8952

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,614	\$247	\$1,367
1	\$1,844	\$255	\$1,589
2	\$2,074	\$292	\$1,782

Ironworks Apartments

457 E. Evelyn Ave., Sunnyvale, CA 94086

Phone: 650-564-3998

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
1	\$1,844	\$255	\$1,589
2	\$2,074	\$292	\$1,782
3	\$2,304	\$329	\$1,975

481 on Mathilda

481 S. Mathilda Ave., Sunnyvale, CA 94086

Phone: 855-229-6349

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
1	\$1,844	\$249	\$1,595
2	\$2,074	\$298	\$1,776

6TenEAST

610 E. Weddell Dr., Sunnyvale, CA 94089

Phone: 408-541-1105

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio/Jr. 1	\$1,614	\$250	\$1,364
1	\$1,844	\$258	\$1,586
2	\$2,074	\$288	\$1,786
3	\$2,304	\$336	\$1,968

Redwood Place

959 Stewart Dr., Sunnyvale, CA 94085

Phone: 866-492-4478

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,614	\$255	\$1,359
1	\$1,844	\$286	\$1,558
2	\$2,074	\$325	\$1,749

The Murphy Station

1008 E. El Camino Real, Sunnyvale, CA 94087

Phone: 408-201-4765

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,569	\$44	\$1,525
1	\$1,678	\$50	\$1,628
2	\$2,006	\$67	\$1,939

Maxwell Apartments

490 W. McKinley Ave., Sunnyvale, CA 94086

Phone: 408-413-3336

# of Bedrooms	Base Rent	Utility Allowance	ARU Rents
Studio	\$1,614	\$255	\$1,359
1	\$1,844	\$286	\$1,558
2	\$2,074	\$325	\$1,749