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.
- **Download 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.

2024 LOW INCOME LIMITS (80% AMI)	
Family Size	**Maximum Household Income Limit** (Gross, pre-tax)
1 person	$102,000
2 people	$116,900
3 people	$131,500
4 people	$146,100
5 people	$157,800
6 people	$169,500
7 people	$181,299
8 people	$192,900

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 (excluding properties listed on page 2)	
Apartment Size	**2024 Maximum Rent**
Studio	$2,015
One-Bedroom	$2,303
Two-Bedroom	$2,590
Three-Bedroom	$2,878
Four-Bedroom	$3,108

RENT LIMITS - SAVOY

Apartment Size	2024 Maximum Rent
Studio	$1,777
One-Bedroom	$2,055
Two-Bedroom	$2,307

RENT LIMITS – THE FLATS

Apartment Size	2024 Maximum Rent
Studio	$1,777
One-Bedroom	$2,048
Two-Bedroom	$2,299
Three-Bedroom	$2,552

RENT LIMITS – THE MARTIN (MODERATE INCOME UNITS)

Apartment Size	2024 Maximum Rent
Studio	$3,303
One-Bedroom	$3,800
Two-Bedroom	$4,270
Three-Bedroom	$4,742

RENT LIMITS – THE MARTIN (LOW INCOME UNITS)

Apartment Size	2024 Maximum Rent
Studio	$2,313
One-Bedroom	$2,668
Two-Bedroom	$2,997
Three-Bedroom	$3,327

RENT LIMITS – THE MARTIN (VERY LOW-INCOME UNITS)

Apartment Size	2024 Maximum Rent
Studio	$1,369
One-Bedroom	$1,589
Two-Bedroom	$1,783
Three-Bedroom	$1,978

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 / *Property Management Company*	Phone Number	# of BMR Units	Unit Sizes
Encinal Place 604 S. Fair Oaks Avenue *Action Properties*	650-967-8700	2	2 Two-Bedrooms
The Flats at Cityline 300 W. Washington Avenue *Sares-Regis*	408-253-5287	25	13 One-Bedrooms 12 Two-Bedrooms
Flats West 300 W. Washington Avenue *Sares-Regis*	408-253-5287	9	6 One-Bedrooms 2 Two-Bedrooms 1 Three-Bedrooms
Lawrence Station Apartments 1271 Lawrence Station Road *Essex Apartment Homes*	408-747-0350	46	29 One-Bedrooms 17 Two-Bedrooms
Magnolia Lane 117 S. Mary Avenue *Essex Apartment Homes*	408-773-8448	3	3 Two-Bedrooms
Murphy Station Apartments 1008 E. El Camino Real *St. Anton Multifamily, Inc.*	408-201-4765	22	2 Studios 10 One-Bedrooms 10 Two-Bedrooms
Savoy 1120 Kifer Rd. *Greystar*	408-687-4604	40	1 Studio 24 One-Bedrooms 15 Two-Bedrooms
Tamarind Square 1160 Morse Avenue *Alliance Residential Company*	408-734-4480	12	6 One-Bedrooms 6 Two-Bedrooms
The MARTIN 240 S. Taaffe St.' Sares-Regis	408-212-4805	53	3 Studios 9 Jr. 1-Bedrooms 23 One-Bedrooms 15 Two-Bedrooms 3 Three-Bedrooms
Via 621 Tasman Drive *Essex Apartment Homes*	408-734-2842	43	26 One-Bedrooms 17 Two-Bedrooms