

# BerryBridge Bungalows

## Project Description

BerryBridge Bungalows is being built as a quaint community of eight single family bungalow style homes, which will provide for the need of permanently affordable home ownership in Davis, California. Located on Hackberry Place, within the Woodbridge subdivision in South Davis, these homes are designed with energy conservation in mind, to reduce reliance upon fossil fuels for the daily lifestyle needs of the residents. Environmentally sensitive design features have been implemented throughout the overall project, as well as in each individual dwelling. These include the following forward thinking provisions:

1. Passive solar construction to reduce heating and cooling demands
2. Conduit for future 5.5kw photo-voltaic electric generating system to meet remaining home energy demands and supply energy for an electric vehicle
3. A passive solar water heating system
4. On-site storm water recharge swales
5. Landscaping which is drought tolerant and incorporates on-site food supply

The final four homes which are currently being offered have a living area of 1536 square feet, with a 3 bedroom + 2-bathroom floor plan, selling for \$405,177. Each of the four homes are being offered for those qualifying with up to 120% of area median income.

Permanent affordability will be established by conditions set forth by the City of Davis Affordable Housing Program.

BerryBridge Bungalows have the potential for families to live with, or close to, a zero net energy footprint for residential and local transportation needs. They will also demonstrate water conservation techniques and show how home food production can furnish a significant portion of family food supply, further reducing agricultural demands on fossil fuels and water.

Each home includes the following provisions:

### **Furnishings**

- Carpet and polished concrete floors or hardwood floors
- Electric cooking range with microwave oven hood
- Dishwasher

(Homeowners to provide their own washer, dryer, laundry area shelving, refrigerator, and window coverings)

### **Landscaping**

- Landscaped exterior yard with space set aside for vegetable garden
- Automated sprinkling system

(Homeowners to provide their own landscaping and hard surface areas within the enclosed yard)

### **Energy production**

- 40-gallon solar water heating system with a 30-gallon high efficiency electric backup
- Two locations for installing electric vehicle chargers
- Conduit and installed roof mounts for a 5.5 kilowatt photo-voltaic electric generation system

(Installation assistance and financing information will be available for completion of the PV system)

## Qualifications

A household must be at, or below, 120% of the current Yolo County Average Median Income levels (moderate income level). Below is the household size and maximum income allowances:

Household Size	1	2	3	4	5	6	7	8
120%	\$64,600	\$73,850	\$83,050	\$92,300	\$99,700	\$107,050	\$114,450	\$121,850

Households must have net assets less than \$250,000 (excluding retirement accounts).

Buyers can expect that a down payment of 3%, including closing costs, will be around \$21,000 for these homes. The corresponding monthly mortgage payments, including taxes and insurance, will be approximately \$2,680. Applicants should speak with a loaning institution to establish whether they can qualify for such a loan. The amounts shown here may vary somewhat, especially with a down payment larger than 3%. It is important to check with a bank or mortgage company regarding your individual circumstances. First Northern Bank in Davis is an option for getting started with further information about individual loans. They are very familiar with the BerryBridge Bungalows project firsthand.

### **PHASE 2 PRE-LOTTERY APPLICATION MUST BE RECEIVED**

**BY MONDAY, NOVEMBER 13, 2017 at 5:00 p.m.**

(at 726 B Street, Davis 95616)

### **PHASE 2 LOTTERY TO BE HELD**

**MONDAY, NOVEMBER 20, 2017 at 5:00 p.m.**

**DAVIS CITY HALL COUNCIL CHAMBERS**