

# Inclusionary Housing Sales Price & Rent Chart

## OWNERSHIP UNIT

### I. OWNERSHIP UNIT - MAXIMUM SALES PRICE

| HUD Income level             | Number of Bedrooms |         |         |         |         |         |         |
|------------------------------|--------------------|---------|---------|---------|---------|---------|---------|
|                              | 1                  | 2       | 3       | 4       | 5       | 6       | 7       |
| Very Low (50%)               | 85,356             | 96,154  | 106,782 | 115,352 | 123,922 | 132,492 | 140,890 |
| Low / Lower (70%)            | 119,682            | 134,527 | 149,525 | 161,524 | 173,522 | 185,368 | 197,366 |
| Low/Low (80%)                | 136,776            | 153,744 | 170,884 | 184,596 | 198,308 | 211,849 | 225,561 |
| Median (100%)                | 170,714            | 191,197 | 213,220 | 230,360 | 247,500 | 264,297 | 281,436 |
| Moderate (110%)              | 218,963            | 246,159 | 273,553 | 295,551 | 317,347 | 339,141 | 361,139 |
| Moderate (120%)              | 238,759            | 268,353 | 298,349 | 322,344 | 345,941 | 369,937 | 393,933 |
| Workforce 1 (140% of Median) | 278,552            | 313,347 | 348,342 | 376,136 | 403,931 | 431,926 | 459,722 |
| Workforce 2 (180% of Median) | 358,140            | 402,932 | 447,723 | 483,517 | 519,311 | 555,304 | 591,098 |

To calculate sales price, use household size of 1 person per bedroom + 1 person (e.g. 2 bedroom unit is calculated using 3 person household size).

### II. MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL) - To Determine Eligibility

| HUD Income level             | Number of Persons in Household* |        |         |         |         |         |         |         |
|------------------------------|---------------------------------|--------|---------|---------|---------|---------|---------|---------|
|                              | 1                               | 2      | 3       | 4       | 5       | 6       | 7       | 8       |
| Very Low (50%)               | 21,800                          | 24,900 | 28,050  | 31,150  | 33,650  | 36,150  | 38,650  | 41,100  |
| Low/Lower (60%)              | 26,200                          | 29,900 | 33,700  | 37,400  | 40,400  | 43,400  | 46,400  | 49,400  |
| Low / Lower (70%)            | 30,538                          | 34,913 | 39,244  | 43,619  | 47,119  | 50,619  | 54,075  | 57,575  |
| Low / Lower (80%)            | 34,900                          | 39,900 | 44,850  | 49,850  | 53,850  | 57,850  | 61,800  | 65,800  |
| Median (100%)                | 43,500                          | 49,800 | 56,000  | 62,200  | 67,200  | 72,200  | 77,100  | 82,100  |
| Moderate (110%)              | 47,850                          | 54,750 | 61,550  | 68,400  | 73,900  | 79,350  | 84,800  | 90,300  |
| Moderate (120%)              | 52,200                          | 59,700 | 67,100  | 74,600  | 80,600  | 86,500  | 92,500  | 98,500  |
| Workforce 1 (140% of Median) | 60,900                          | 69,720 | 78,400  | 87,080  | 94,080  | 101,080 | 107,940 | 114,940 |
| Workforce 2 (180% of Median) | 78,300                          | 89,640 | 100,800 | 111,960 | 120,960 | 129,960 | 138,780 | 147,780 |

### Underwriting Criteria

#### **For Initial Sales Price:**

110% of HUD median-income for moderate-income units  
 70% of HUD median-income for low-income units  
 50% of HUD median-income for, and very-low income levels

35% of monthly income for moderate-income units  
 30% of monthly income for low and very-low-income units

Allowance for property taxes, insurance and HOA dues

7.5% interest

360 payments (30 years)

10% down payment

\* For Household Size - 1 Person per Bedroom + 1

#### **For Qualifying Homeowners:**

(Based on Actual Household Size)

110% of HUD median-income for moderate-income units in Redevelopment Area  
 120% of HUD median income for moderate income units in other areas  
 80% of HUD median-income for low-income units  
 50% of HUD median-income for very low income units

(approximately 1% of sales price of a 3-bedroom unit)

For the year 2006

## OWNERSHIP UNIT

### I. OWNERSHIP UNIT - MAXIMUM SALES PRICE

| HUD Income level             | Number of Bedrooms |         |         |         |         |         |         |
|------------------------------|--------------------|---------|---------|---------|---------|---------|---------|
|                              | 1                  | 2       | 3       | 4       | 5       | 6       | 7       |
| Very Low (50%)               | 85,356             | 96,154  | 106,782 | 115,352 | 123,922 | 132,492 | 140,890 |
| Low / Lower (70%)            | 119,682            | 134,527 | 149,525 | 161,524 | 173,522 | 185,368 | 197,366 |
| Low/Low (80%)                | 136,776            | 153,744 | 170,884 | 184,596 | 198,308 | 211,849 | 225,561 |
| Median (100%)                | 170,714            | 191,197 | 213,220 | 230,360 | 247,500 | 264,297 | 281,436 |
| Moderate (110%)              | 218,963            | 246,159 | 273,553 | 295,551 | 317,347 | 339,141 | 361,139 |
| Moderate (120%)              | 238,759            | 268,353 | 298,349 | 322,344 | 345,941 | 369,937 | 393,933 |
| Workforce 1 (140% of Median) | 278,552            | 313,347 | 348,342 | 376,136 | 403,931 | 431,926 | 459,722 |
| Workforce 2 (180% of Median) | 358,140            | 402,932 | 447,723 | 483,517 | 519,311 | 555,304 | 591,098 |
|                              |                    |         |         |         |         |         |         |

To calculate sales price, use household size of 1 person per bedroom + 1 person (e.g. 2 bedroom unit is calculated using 3 person household size).

### II. MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL) - To Determine Eligibility

| HUD Income level             | Number of Persons in Household* |        |         |         |         |         |         |         |
|------------------------------|---------------------------------|--------|---------|---------|---------|---------|---------|---------|
|                              | 1                               | 2      | 3       | 4       | 5       | 6       | 7       | 8       |
| Very Low (50%)               | 21,800                          | 24,900 | 28,050  | 31,150  | 33,650  | 36,150  | 38,650  | 41,100  |
| Low/Lower (60%)              | 26,200                          | 29,900 | 33,700  | 37,400  | 40,400  | 43,400  | 46,400  | 49,400  |
| Low / Lower (70%)            | 30,538                          | 34,913 | 39,244  | 43,619  | 47,119  | 50,619  | 54,075  | 57,575  |
| Low / Lower (80%)            | 34,900                          | 39,900 | 44,850  | 49,850  | 53,850  | 57,850  | 61,800  | 65,800  |
| Median (100%)                | 43,500                          | 49,800 | 56,000  | 62,200  | 67,200  | 72,200  | 77,100  | 82,100  |
| Moderate (110%)              | 47,850                          | 54,750 | 61,550  | 68,400  | 73,900  | 79,350  | 84,800  | 90,300  |
| Moderate (120%)              | 52,200                          | 59,700 | 67,100  | 74,600  | 80,600  | 86,500  | 92,500  | 98,500  |
| Workforce 1 (140% of Median) | 60,900                          | 69,720 | 78,400  | 87,080  | 94,080  | 101,080 | 107,940 | 114,940 |
| Workforce 2 (180% of Median) | 78,300                          | 89,640 | 100,800 | 111,960 | 120,960 | 129,960 | 138,780 | 147,780 |
|                              |                                 |        |         |         |         |         |         |         |

#### Underwriting Criteria

##### **For Initial Sales Price:**

110% of HUD median-income for moderate-income units  
 70% of HUD median-income for low-income units  
 50% of HUD median-income for, and very-low income levels

35% of monthly income for moderate-income units  
 30% of monthly income for low and very-low-income units

##### **For Qualifying Homeowners:**

**(Based on Actual Household Size)**

110% of HUD median-income for moderate-income units in Redevelopment Area  
 120% of HUD median income for moderate income units in other areas  
 80% of HUD median-income for low-income units  
 50% of HUD median-income for very low income units

For the year 2006

## I. MAXIMUM MONTHLY HOUSING COST (Rent + Utility Allowance)

MONTEREY COUNTY  
HOUSING OFFICE

2006 INCOME LIMITS AND MAXIMUM RENTAL ALLOWANCES

| HUD Income level             | Studio | Number of Bedrooms |       |       |       |       |       |       |
|------------------------------|--------|--------------------|-------|-------|-------|-------|-------|-------|
|                              | Unit   | 1                  | 2     | 3     | 4     | 5     | 6     | 7     |
| Very Low (50%)               | 545    | 623                | 701   | 779   | 841   | 904   | 966   | 1,028 |
| Low / Lower (60%)            | 655    | 748                | 843   | 935   | 1,010 | 1,085 | 1,160 | 1,235 |
| Low/Lower (70%)*             | 763    | 873                | 981   | 1,090 | 1,178 | 1,265 | 1,352 | 1,439 |
| Low/Lower (80%)*             | 873    | 998                | 1,121 | 1,246 | 1,346 | 1,446 | 1,545 | 1,645 |
| Median (100%)                | 1,088  | 1,245              | 1,400 | 1,555 | 1,680 | 1,805 | 1,928 | 2,053 |
| Moderate (110% of Median)    | 1,196  | 1,369              | 1,539 | 1,710 | 1,848 | 1,984 | 2,120 | 2,258 |
| Moderate (120%)              | 1,305  | 1,493              | 1,678 | 1,865 | 2,015 | 2,163 | 2,313 | 2,463 |
| Workforce 1 (140% of Median) | 1,553  | 1,743              | 1,960 | 2,177 | 2,352 | 2,527 | 2,699 | 2,874 |
| Workforce 2 (180% of Median) | 1,958  | 2,241              | 2,520 | 2,799 | 3,024 | 3,249 | 3,470 | 3,695 |

\*70% & 80% rents are only to be used for units with inclusionary agreements approved prior to April 22, 2003

**To calculate rents, use household size of 1 person per bedroom + 1 person (e.g. 2 bedroom unit is calculated using 3 person household income)**

Rents are calculated at 30% of monthly income, adjusted for household size.

**If the tenant pays all or some of the utilities, the maximum rent above must be adjusted.**

**Using the attached utility allowance table, subtract the appropriate allowance for tenant-paid utilities.**

**After subtracting the allowance for tenant-paid utilities from the maximum rent, the resultant figure is the actual rent paid by the tenant.**

## II. MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL)

- To Determine Eligibility

| HUD Income level             | Number of Persons in Household* |        |         |         |         |         |         |         |
|------------------------------|---------------------------------|--------|---------|---------|---------|---------|---------|---------|
|                              | 1                               | 2      | 3       | 4       | 5       | 6       | 7       | 8       |
| Very Low (50%)               | 21,800                          | 24,900 | 28,050  | 31,150  | 33,650  | 36,150  | 38,650  | 41,100  |
| Low / Lower (60%)            | 26,200                          | 29,900 | 33,700  | 37,400  | 40,400  | 43,400  | 46,400  | 49,400  |
| Low/Lower (70%)*             | 30,538                          | 34,913 | 39,244  | 43,619  | 47,119  | 50,619  | 54,075  | 57,575  |
| Low / Lower (80%)            | 34,900                          | 39,900 | 44,850  | 49,850  | 53,850  | 57,850  | 61,800  | 65,800  |
| Median (100%)                | 43,500                          | 49,800 | 56,000  | 62,200  | 67,200  | 72,200  | 77,100  | 82,100  |
| Moderate (110%)              | 47,850                          | 54,750 | 61,550  | 68,400  | 73,900  | 79,350  | 84,800  | 90,300  |
| Moderate (120%)              | 52,200                          | 59,700 | 67,100  | 74,600  | 80,600  | 86,500  | 92,500  | 98,500  |
| Workforce 1 (140% of Median) | 60,900                          | 69,720 | 78,400  | 87,080  | 94,080  | 101,080 | 107,940 | 114,940 |
| Workforce 2 (180% of Median) | 78,300                          | 89,640 | 100,800 | 111,960 | 120,960 | 129,960 | 138,780 | 147,780 |

### Maximum Income Limits to Qualify Tenants:

For the year 2006

50% of Median Income for Very Low Units

80% of Median Income for Low Income Units

120% of Median Income for Moderate Income Units

**HUD Median Income Information**  
**2006 Income Limits**

| Particular            | tig | Number of Household |        |         |         |         |         |         |         | %    |
|-----------------------|-----|---------------------|--------|---------|---------|---------|---------|---------|---------|------|
|                       |     | 1                   | 2      | 3       | 4       | 5       | 6       | 7       | 8       |      |
| 30% of median         | 2   | 13,500              | 14,940 | 16,800  | 18,660  | 20,160  | 21,660  | 23,130  | 24,630  | 30%  |
| Very low-income (50%) | 3   | 21,800              | 24,900 | 28,050  | 31,150  | 33,650  | 36,150  | 38,650  | 41,100  | 50%  |
| 60% of Median         | 9   | 26,200              | 29,900 | 33,700  | 37,400  | 40,400  | 43,400  | 46,400  | 49,400  | 60%  |
| RDA - low (70%)       | 4   | 20,538              | 34,913 | 39,244  | 43,619  | 47,119  | 50,619  | 54,075  | 57,575  | 70%  |
| Low income (80%)      | 5   | 34,900              | 39,900 | 44,850  | 49,850  | 53,850  | 57,850  | 61,800  | 65,800  | 80%  |
| Median *              | 6   | 43,500              | 49,800 | 56,000  | 62,200  | 67,200  | 72,200  | 77,100  | 82,100  | 100% |
| 110%                  | 8   | 47,850              | 54,750 | 61,550  | 68,400  | 73,900  | 79,350  | 84,800  | 90,300  | 110% |
| Moderate **           | 7   | 52,200              | 59,700 | 67,100  | 74,600  | 80,600  | 86,500  | 92,500  | 98,500  | 120% |
| Workforce 1 (140%)    | 10  | 60,900              | 69,720 | 78,400  | 87,080  | 94,080  | 101,080 | 107,940 | 114,940 | 140% |
| Workforce 2 (180%)    | 11  | 78,300              | 89,640 | 100,800 | 111,960 | 120,960 | 129,960 | 138,780 | 147,780 | 180% |
|                       |     | -                   | -      | -       | -       | -       | -       | -       | -       |      |
|                       |     | -                   | -      | -       | -       | -       | -       | -       | -       |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |
|                       |     |                     |        |         |         |         |         |         |         |      |

\*median incomes calculated by dividing 30% income by .30, xc family of 4, which is HUD  
 \*\*moderate income calculated by taking 120% of median

**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
ENERGY EFFICIENT UTILITY ALLOWANCE**

For Qualified

**DETACHED HOUSE**

**EFFECTIVE January 1, 2006**

**Energy Efficiency Based Retrofit Schedule**

Monthly Dollar Allowance

| Utility or Service |                | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|--------------------|----------------|------|------|------|------|------|------|
| Heating            | a. Natural Gas | 9    | 12   | 18   | 20   | 25   | 28   |
|                    | b. Bottle Gas  | 8    | 15   | 24   | 31   | 39   | 47   |
|                    | c. Electric    | 8    | 11   | 15   | 17   | 21   | 25   |
| Cooking            | a. Natural Gas | 2    | 3    | 4    | 4    | 6    | 6    |
|                    | b. Bottle Gas  | 6    | 12   | 18   | 24   | 30   | 36   |
|                    | c. Electric    | 2    | 3    | 4    | 5    | 6    | 7    |
| Other Electric     |                | 8    | 12   | 17   | 18   | 23   | 27   |
| Water Heating      | a. Natural Gas | 4    | 5    | 8    | 9    | 11   | 13   |
|                    | b. Bottle Gas  | 8    | 15   | 24   | 31   | 39   | 47   |
|                    | c. Electric    | 8    | 11   | 15   | 17   | 21   | 25   |
| Water              |                | 15   | 17   | 21   | 22   | 25   | 27   |
| Sewer              |                | 10   | 10   | 10   | 10   | 10   | 10   |
| Trash Collection   |                | 10   | 10   | 10   | 12   | 12   | 12   |
| Range              |                | 10   | 10   | 10   | 10   | 10   | 10   |
| Refrigerator       |                | 13   | 13   | 13   | 14   | 17   | 17   |
| Microwave          |                | 1    | 1    | 2    | 2    | 3    | 3    |

(Microwave is only applicable if there is **NOT** a range)

**Energy Efficiency Based New Construction Schedule**

| Utility or Service |                | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|--------------------|----------------|------|------|------|------|------|------|
| Heating            | a. Natural Gas | 5    | 8    | 12   | 13   | 16   | 18   |
|                    | b. Bottle Gas  | 5    | 10   | 15   | 20   | 25   | 30   |
|                    | c. Electric    | 4    | 6    | 8    | 9    | 12   | 14   |
| Cooking            | a. Natural Gas | 2    | 3    | 4    | 4    | 6    | 6    |
|                    | b. Bottle Gas  | 6    | 12   | 18   | 24   | 30   | 36   |
|                    | c. Electric    | 2    | 3    | 4    | 5    | 6    | 7    |
| Other Electric     |                | 8    | 12   | 17   | 18   | 23   | 27   |
| Water Heating      | a. Natural Gas | 4    | 5    | 7    | 8    | 11   | 12   |
|                    | b. Bottle Gas  | 6    | 12   | 18   | 24   | 30   | 36   |
|                    | c. Electric    | 4    | 6    | 9    | 9    | 12   | 14   |
| Water              |                | 15   | 17   | 21   | 22   | 25   | 27   |
| Sewer              |                | 10   | 10   | 10   | 10   | 10   | 10   |
| Trash Collection   |                | 10   | 10   | 10   | 12   | 12   | 12   |
| Range              |                | 10   | 10   | 10   | 10   | 10   | 10   |
| Refrigerator       |                | 13   | 13   | 13   | 14   | 17   | 17   |
| Microwave          |                | 1    | 1    | 2    | 2    | 3    | 3    |

(Microwave is only applicable if there is **NOT** a range)

**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
FOR ALL AREAS OF MONTEREY COUNTY**

**Section 8, Allowances for Tenant-Purchased Utilities & Other Services**

**DETACHED HOUSE**

**Effective January 1, 2006**

Utility or Service

Monthly Dollar Allowances

|                         |                | <b>0 BR</b> | <b>1 BR</b> | <b>2 BR</b> | <b>3 BR</b> | <b>4 BR</b> | <b>5 BR</b> |
|-------------------------|----------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Heating</b>          | a. Natural Gas | 10          | 14          | 21          | 23          | 29          | 33          |
|                         | b. Bottle Gas  | 9           | 18          | 28          | 37          | 46          | 55          |
|                         | c. Electric    | 9           | 13          | 18          | 20          | 25          | 29          |
|                         | d. Wood        | 23          | 23          | 23          | 45          | 45          | 45          |
| <b>Cooking</b>          | a. Natural Gas | 2           | 3           | 4           | 4           | 6           | 6           |
|                         | b. Bottle Gas  | 6           | 12          | 18          | 24          | 30          | 36          |
|                         | c. Electric    | 2           | 3           | 4           | 5           | 6           | 7           |
| <b>Other Electric</b>   | 8              | 12          | 17          | 18          | 23          | 27          |             |
| <b>Water Heating</b>    | a. Natural Gas | 5           | 6           | 9           | 10          | 13          | 15          |
|                         | b. Bottle Gas  | 7           | 14          | 22          | 29          | 36          | 43          |
|                         | c. Electric    | 4           | 6           | 9           | 9           | 12          | 14          |
| <b>Water</b>            | 15             | 17          | 21          | 22          | 25          | 27          |             |
| <b>Sewer</b>            | 10             | 10          | 10          | 10          | 10          | 10          |             |
| <b>Trash Collection</b> | 10             | 10          | 10          | 12          | 12          | 12          |             |
| <b>Range</b>            | 10             | 10          | 10          | 10          | 10          | 10          |             |
| <b>Refrigerator</b>     | 13             | 13          | 13          | 14          | 17          | 17          |             |
| <b>Microwave</b>        | 1              | 1           | 2           | 2           | 3           | 3           |             |

(Microwave allowance is applicable only if there is not a range)