

Exhibit C – Income Limits and Affordable Rents

FY 2014 State Median Household Income = \$ 68,700 SALINAS MSA

The U.S. Department of Housing & Urban Development defines "very low income" as less than or equal to 50% of area median. "Low income" is defined as less than or equal to 80% of area median. "Moderate" is 120% of median. In all cases, income figures are adjusted by household size. Figures in this table are from HUD and State of CA HCD websites, except Workforce figure (160%). The City calculates the maximum income levels for "workforce" by multiplying the low income figures by two.] *Updated 06/17/14.*

State Income Limits (State Median Household Income = \$ 68,700)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	15,100	17,250	19,400	21,550	23,300	25,000	26,750	28,450
Very Low (50%)	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500
Low (80%)	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
Median (100%)	48,100	54,950	61,850	68,700	74,200	79,700	85,200	90,700
Moderate (120%)	57,700	65,950	74,200	82,450	89,050	95,650	102,250	108,850
Workforce (160%)	80,500	92,000	103,500	115,000	124,200	133,400	142,600	151,800

CITY OF SALINAS Inclusionary Housing Programs (using current ordinance)

- Rents on affordable units for very low income households are calculated at 30% of 50% of median.
- Rents on affordable units for lower income households are calculated at 30% of 60% of median.
- Rents on affordable units for Moderate income households are calculated at 30% of 110% of median.
- Rents on affordable units for Workforce income households are calculated at 30% of 150% of median.
- If tenant pays utilities, then the maximum rent is reduced by City-calculated utility allowance.

MAXIMUM Monthly Rent Levels where landlord pays all utilities (water, gas, electricity, and garbage)

# of bedrooms	Studio	One	Two	Three	Four	Five	Six	
VERY LOW	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% of Median	2,004	2,290	2,577	2,863	3,092	3,321	3,550	3,779
= Mo. Rent	601	687	773	859	928	996	1,065	

LOW	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
60% of Median	2,405	2,748	3,093	3,435	3,710	3,985	4,260	4,535
= Mo. Rent	722	824	928	1,031	1,113	1,196	1,278	

Moderate	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
110% of Median	4,409	5,037	5,670	6,298	6,802	7,306	7,810	8,314
= Mo. Rent	1,323	1,511	1,701	1,889	2,041	2,192	2,343	

WORKFORCE	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
150% of Median	6,013	6,869	7,731	8,588	9,275	9,963	10,650	11,338
= Mo. Rent	1,804	2,061	2,319	2,576	2,783	2,989	3,195	