

EXHIBIT C

Inclusionary Income Limits and Affordable Rents

FY 2016 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. **Note that the below table should only be used to income qualify a prospective tenant.** Updated 08/09/2016.

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
Very Low	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
Low	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
Median	48,100	54,950	61,850	68,700	74,200	79,700	85,200	90,700
Moderate	57,700	65,950	74,200	82,450	89,050	95,650	102,250	108,850

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 the median.**
- Rents on affordable units for lower income households are **calculated at 30% of 60% of the median.**
- Rents on affordable units for Moderate income households are **calculated at 30% of 110% of the median.**
- If tenant pays utilities, then the maximum rent is to be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.

MAXIMUM Monthly Rent Levels where landlord pays all utilities (water, gas, electricity, and garbage). **Below table shows the calculated rents that are derived by the Median Income per household size. Do not recalculate rents.**

# 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	1,134

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	1,361

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	2,494