

EXHIBIT C

INCOME LIMITS AND AFFORDABLE RENTS

TABLE C-1: 2010 HOUSEHOLD INCOME LIMITS

| <u>Household Size</u> | <u>Area Median Income</u> | <u>Very Low Income</u> | <u>Lower Income</u> | <u>Moderate Income</u> | <u>Workforce Income</u> |
|-----------------------|---------------------------|------------------------|---------------------|------------------------|-------------------------|
| 1 Person | 46,250 | 23,150 | 37,050 | 55,550 | 74,100 |
| 2 Person | 52,900 | 26,450 | 42,350 | 63,450 | 84,700 |
| 3 Person | 59,500 | 29,750 | 47,650 | 71,350 | 95,300 |
| 4 Person | 66,100 | 33,050 | 52,900 | 79,300 | 105,800 |
| 5 Person | 71,400 | 35,700 | 57,150 | 85,650 | 114,300 |
| 6 Person | 76,700 | 38,350 | 61,400 | 92,000 | 122,800 |
| 7 Person | 81,950 | 41,000 | 65,600 | 98,350 | 131,200 |
| 8 Person | 87,250 | 43,650 | 69,850 | 104,700 | 139,700 |

Area Median Income is set forth in 25 California Code of Regulations, Section 6932. These median income numbers are revised annually.

TABLE C-2: ASSUMED HOUSEHOLD SIZE

| <u>Unit Size:</u> | <u>0-BR</u> | <u>1-BR</u> | <u>2-BR</u> | <u>3-BR</u> | <u>4-BR</u> | <u>5-BR +</u> |
|-------------------|-------------|-------------|-------------|-------------|-------------|---|
| Number of Persons | 1 | 2 | 3 | 4 | 5 | 1 additional person for each additional bedroom |

TABLE C-3: Maximum 2010 AFFORDABLE RENTS*

| | <u>Very Low Income</u> | <u>Low Income</u> | <u>Moderate Income</u> | <u>Workforce Income</u> |
|--------------------|------------------------|-------------------|------------------------|-------------------------|
| 0 – Bedroom | \$ 580 | \$ 695 | \$ 1,270 | \$ 1,735 |
| 1 – Bedroom | 660 | 795 | 1,455 | 1,985 |
| 2 – Bedroom | 745 | 890 | 1,635 | 2,230 |
| 3 – Bedroom | 825 | 990 | 1,820 | 2,480 |
| 4 – Bedroom | 890 | 1,070 | 1,965 | 2,675 |
| 5 – Bedroom | 960 | 1,150 | 2,110 | 2,875 |
| 6 - Bedroom | 1,025 | 1,230 | 2,255 | 3,075 |

*The utility allowance and any other mandatory fee charged for use of the property must be deducted from the affordable rent to determine the actual rent to be charged for an inclusionary unit.

Monthly Income Allocated to Housing in Rental Units

Very Low Income: 30% times 50% of the monthly area median income adjusted for family size appropriate to the unit

Lower Income: 30% times 60% of the monthly area median income adjusted for family size appropriate to the unit

Moderate Income: 30% times 110% of the monthly area median income adjusted for family size appropriate to the unit

Workforce Income: 30% times 150% of the monthly area median income adjusted for family size appropriate to the unit

Utility Allowances

Utility allowances will be the Section 8 utility allowances published annually by the Housing Authority of the County of Monterey, included in this Exhibit C.

To determine the rent that may be charged to tenants of inclusionary units, the monthly utility allowance is deducted from the affordable rent if the tenant pays for utilities. Any mandatory fees charged for use of the property must also be deducted from the affordable rent.

Revised Exhibit C approved by City Council Resolution No. 19933 (N.C.S.)