

2019 Napa County Income Limits and Affordable Purchase Prices Inclusionary Ownership Units

ANNUAL INCOME LIMITS:

	Very Low	Low	Median	Moderate
Persons Per Household	50% Median Income	80% Median Income	100% Median Income	120% Median Income
1	35,150	55,650	70,300	84,360
2	40,200	63,600	80,400	96,480
3	45,200	71,550	90,400	108,480
4	50,200	79,500	100,400	120,480
5	54,250	85,900	108,500	130,200
6	58,250	92,250	116,500	139,800
7	62,250	98,600	124,500	149,400
8	66,300	104,950	132,600	159,120

Source: U.S. Department of Housing and Urban Development

Effective: April 24, 2019

AFFORDABLE PURCHASE PRICE

(Based upon total monthly payment of 30% of gross monthly income)*

Number Of Bedrooms**	50% Median Income	80% Median Income	100% Median Income	120% Median Income
1	131,378	207,850	262,755	315,306
2	147,720	233,832	295,436	354,523
3	164,060	259,815	328,117	393,741
4	177,295	280,730	354,589	425,506
5	190,367	301,482	380,733	456,880

*Calculations based upon 20.0% of gross income towards principal and interest payment and 3.5% of the sales price as down payment to maintain payments at or below 30% of the purchaser's gross monthly income. Property taxes are calculated at 1.25% of the purchase price, private mortgage insurance is calculated at .75% of the purchase price, and insurance at .30% of the purchase price. Assumed mortgage interest rate at 5.00% and a term of 30 years.

NOTE: if the dwelling to be purchased requires an HOA payment, affordable purchase price must be adjusted in order to maintain payments at or below 30% of the purchase's gross income.

** Presumed Occupancy Levels:

Two Persons	1 Bedroom
Three Persons	2 Bedroom
Four Persons	3 Bedroom
Five Persons	4 Bedroom
Six Persons	5 Bedroom

