

2020 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	37,950	60,100	76,450	91,750
2	43,350	68,650	87,350	104,850
3	48,750	77,250	98,300	117,950
4	54,150	85,800	109,200	131,050
5	58,500	92,700	117,950	141,550
6	62,850	99,550	126,650	152,000
7	67,150	106,400	135,400	162,500
8	71,500	113,300	144,150	173,000

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

Effective: 3/31/2020
Effective: 4/30/2020

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	159,300	252,275	320,990	385,300
2	179,145	238,875	361,230	433,440
3	198,990	315,295	401,285	481,580
4	214,975	340,650	433,440	520,165
5	230,960	365,825	465,410	558,565

*Calculations based upon 20.0% of gross income towards principal and interest payment and 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 4.00% 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

