

Attachment A

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PLN - Inclusionary Housing Calculation

Ordinance 4815 Inclusionary Requirements + 2010 GP 5% Workforce Requirement
 18.40.110.A. & B. - Calculation of Units Required at Specific Affordability Levels

	Percentage Required	Base Units / Requirement	Step One		Step 2		Step 3	
			"Unit Waterfall"	Required Units	"Unit Waterfall"	Required Units	"Unit Waterfall"	Required Units
Total Units								
Planned Units		17.00		17.00		17.00		17.00
Existing Units (per 18.40.050.A) - Allowed Units for Calculation		-1.00						
Workforce 1 Units	5%	0.80		0.80		0.80	0.20	1.00
Moderate Income Units	8%	1.28		1.28	0.92	2.20	-0.20	2.00
Low-Income Units	6%	0.96	0.96	1.92	-0.92	1.00		1.00
Very Low-Income Units	6%	0.96	-0.96	0.00		0.00		0.00
Required Units		4.00		4.00		4.00		4.00
In-Lieu Fee Calculation	Fee	Units						
Greater Salinas								
Partial Unit Only	\$ 47,021		\$ -					
All Units	\$ 47,021	4.00	\$ 188,084					
Planning Area								
Partial Unit Only		0.00	\$ -					
All Units		0.00	\$ -					