

Annual Adjustment of Inclusionary Housing Requirements

The Inclusionary Housing Requirements, per Section 46A-4 of the IHO, shall be reviewed annually by the Community Services Department. Inclusionary housing requirements for moderate and/or workforce household income categories may be waived entirely by the County when the median sale price of all housing units in each non-exempt HMA over a twelve month period is affordable to either moderate and/or workforce income categories.

Monthly Mortgage Payment for Purchase Median Home Sales Price Calculation				
	South Coast HMA	Santa Maria HMA	Lompoc HMA	Santa Ynez HMA
Term in Years	30	30	30	30
Median Sales Price of All Housing Sales over 12 mo.	\$1,055,350	\$406,740	\$359,040	\$649,000
24-week APR	4.03%	4.03%	4.03%	4.03%
Loan Amount (5% down payment)	\$ 1,002,582.50	\$ 386,403.00	\$ 341,088.00	\$ 616,550.00
Average Points at Closing**	\$ 5,096.46	\$ 1,964.22	\$ 1,733.86	\$ 3,134.13
Term in Months = 360	360	360	360	360
Monthly Annuity Rate	0.34%	0.34%	0.34%	0.34%
Exponential Factor	3.343353754	3.343353754	3.343353754	3.343353754
Subtotal Monthly Mortgage Payment	\$ 4,803.84	\$ 1,851.44	\$ 1,634.31	\$ 2,954.18
Monthly Property Tax	\$ 1,055.35	\$ 406.74	\$ 359.04	\$ 649.00
Monthly Insurance	\$ 615.62	\$ 237.27	\$ 209.44	\$ 378.58
Total Monthly Housing Unit Purchase Cost	\$ 6,474.81	\$ 2,495.44	\$ 2,202.79	\$ 3,981.76

2019 Area Median Income **\$ 79,600.00**

Maximum Affordable Monthly Mortgage Payment by Household Income Category

Moderate Income Household *	\$	2,388.00	(AMI x 120% x 30%/12)
Workforce Income Household *	\$	3,980.00	(AMI x 200% x 30%/12)

**If the Maximum Affordable Monthly Mortgage Payment by Household Income Category for Moderate and/or Workforce Income Category is greater than the Total Monthly Housing Unit Purchase Cost, then the Inclusionary Housing Requirements for these two categories may be waived*

Note: Area median income for SB County as determined by US Dept of Housing and Urban Development and State HCD
 **Average Points at closing not included in total monthly mortgage payment

Results for 2019

Housing Market Area (HMA)	Very Low	Low	Moderate	Workforce	Total Inclusionary Housing %
South Coast	2.50%	2.50%	5%	5%	15%
Santa Ynez	2.50%	2.50%	5%	5%	15%
Santa Maria	2.50%	2.50%	5%	0%	10%
Lompoc	2.50%	2.50%	0%	0%	5%

Working Rates as reported by the Federal Home Loan Mortgage Corporation (FHLMC) over 24 weeks of Weekly Primary Mortgage Market Survey (PMMS) results for a 30 year fixed rate mortgage term in the western region of the United States

Date	Rate - 30 Yr Fix	Pts (using 24 weeks)
2/21	4.35	0.5
2/28	4.35	0.5
3/7	4.41	0.5
3/14	4.31	0.4
3/21	4.28	0.4
3/28	4.06	0.5
4/4	4.08	0.5
4/11	4.12	0.5
4/18	4.17	0.5
4/25	4.20	0.5
5/2	4.14	0.5
5/9	4.10	0.5
5/16	4.07	0.5
5/23	4.06	0.5
5/30	3.99	0.5
6/6	3.82	0.5
6/13	3.82	0.6
6/20	3.84	0.5
6/27	3.73	0.5
7/3	3.75	0.6
7/11	3.75	0.5
7/18	3.81	0.6
7/25	3.75	0.5
8/1	3.75	0.6

4.029583333 0.508333333

0.005083333 % conversion to number