



January 25, 2023

OPC, LLC conducted an income review of the Mallard Pointe households that were potentially below moderate income. These seven households were contacted via phone, email, and in-person (if available) to explain the purpose of the calculations and request the necessary income documentation.

Acceptable income documentation included information on all jobs and all other personal and public sources of income in the past 12 months. Copies of payroll stubs/check receipts, latest W-2 from all sources of income, most recent tax returns, copies of social security, SSI or other public benefits, letter(s) from employer(s), letters from other individuals who give the household money or pay for housing, and any other documentation to reflect gross income for the past 12 months. Annual income was calculated by adding together all actual income of the household (both active and passive) plus imputed income of 0.06% of assets which are not earning income such as real estate holdings that are not being rented. If an asset is earning income, the income calculation used the higher of the income earned or the imputed income from the value of the asset (not both).

The methodology for income calculations is consistent with HUD and the California Relocation Assistance Law, Government Code Section 7260, et seq. (Law) and the Relocation Assistance and Real Property Acquisition Guidelines adopted by the Department of Housing and Community Development as in Title 25, California Code of Regulations Section 6000, et seq. (Guidelines).

The income levels used are listed below:

<b>Number of Persons in Household:</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Marin County Area Median Income: \$149,600	Extremely Low	38400	43850	49350	54800	59200	63600	68000	72350
	Very Low Income	63950	73100	82250	91350	98700	106000	113300	120600
	Low Income	102450	117100	131750	146350	158100	169800	181500	193200
	<b>Median Income</b>	104700	119700	134650	<b>149600</b>	161550	173550	185500	197450
	Moderate Income	125650	143600	161550	179500	193850	208200	222600	236950

There were three vacant units at the time of the income review. Based on the information provided by these three households, it is OPC's opinion that they were above the moderate-income level.