



City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT

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**2019 Affordable Income and Rent Limits
 for
 Inclusionary, Density Bonus, SRA, HOME & CDBG**

2019 Inclusionary / Density Bonus Income and Rent Limits

2019 State Income Limits Effective May 6, 2019

2019 State Area Median Income (AMI) Monterey County = \$74,100

The U.S. Department of Housing & Urban Development defines "very low income" as less than or equal to 50% of area median. "Low income" is defined as less than or equal to 80% of area median. "Moderate" is 120% of median. In all cases, income figures are adjusted by household size. **The below table should only be used to income qualify prospective tenants.**

2019 Inclusionary Income Limits

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Very Low (50%) | 31,450 | 35,950 | 40,450 | 44,900 | 48,500 | 52,100 | 55,700 | 59,300 |
| Low (60 %) | 40,875 | 46,725 | 52,575 | 58,375 | 63,050 | 67,725 | 72,400 | 77,075 |
| Low (80%) | 50,300 | 57,500 | 64,700 | 71,850 | 77,600 | 83,350 | 89,100 | 94,850 |
| Median (100%) | 51,850 | 59,300 | 66,700 | 74,100 | 80,050 | 85,950 | 91,900 | 97,800 |
| Moderate (120%) | 62,250 | 71,100 | 80,000 | 88,900 | 96,000 | 103,100 | 110,250 | 117,350 |

City of Salinas Inclusionary Housing Program (using current ordinance)

- The median income category in the table above is used to calculated all of the bellow max rent limits.
- If tenant pays utilities, then the maximum rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.
- Rents on affordable units for very low income households are calculated at 30% of 50% of the median income adjusted for household size.
- Rents on affordable units for low income households are calculated at 30% of 60% of the median income adjusted for household size, with some exceptions per the recorded regulatory agreement.
- Rents on affordable units for Moderate income households are calculated at 30% of 110% of the median income adjusted for household size.

2019 Inclusionary/Density Bonus Maximum Monthly Rent Limits

Note: If tenant pays utilities, then the maximum rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.

| | Studio 1 Person | 1 Br 2 Person | 2 Br 3 Person | 3 Br 4 Person | 4 Br 5 Person | 5 Br 6 Person | 6 Br 7 Person | 7 Br 8 Person |
|---------------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Very Low (50% AMI) | 648 | 741 | 834 | 926 | 1,001 | 1,074 | 1,149 | 1,223 |
| Low (60 % AMI) | 778 | 890 | 1,001 | 1,112 | 1,201 | 1,289 | 1,379 | 1,467 |
| Moderate (110%) | 1,426 | 1,631 | 1,834 | 2,038 | 2,201 | 2,364 | 2,527 | 2,690 |

2019 SRA Income and Rent Limits

2019 State Income Limits Effective May 6, 2019

2019 State Area Median Income (AMI) Monterey County = \$74,100

2019 SRA Income Limits

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Extremely Low (30%) | 18,900 | 21,600 | 24,300 | 26,950 | 30,170 | 34,590 | 39,010 | 43,430 |
| Very Low (40%) | 25,175 | 28,775 | 32,375 | 35,925 | 39,335 | 43,345 | 47,355 | 51,365 |
| Very Low (50%) | 31,450 | 35,950 | 40,450 | 44,900 | 48,500 | 52,100 | 55,700 | 59,300 |
| Low (80%) | 50,300 | 57,500 | 64,700 | 71,850 | 77,600 | 83,350 | 89,100 | 94,850 |
| Median (90%) | 51,075 | 58,400 | 65,700 | 72,975 | 78,825 | 84,650 | 90,500 | 96,325 |
| Median (100%) | 51,850 | 59,300 | 66,700 | 74,100 | 80,050 | 85,950 | 91,900 | 97,800 |
| Moderate (120%) | 62,250 | 71,100 | 80,000 | 88,900 | 96,000 | 103,100 | 110,250 | 117,350 |

City of Salinas SRA Program

- The median income category in the table above is used to calculate all of the bellow max rent limits.
- If tenant pays utilities, then the maximum max rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.
- Rents on affordable units for extremely low income households are calculated at 30% of 30% of the median income adjusted for household size.
- Rents on affordable units for very low income households (40%) are calculated at 30% of 40% of the median income adjusted for household size.
- Rents on affordable units for very low income households (50%) are calculated at 30% of 50% of the median income adjusted for household size.
- Rents on affordable units for low income households are calculated at 30% of 60% of the median income adjusted for household size, with some exceptions per the recorded regulatory agreement.
- Rents on affordable units for median income households (90%) are calculated at 30% of 90% of the median income adjusted for household size.
- Rents on affordable units for Moderate income households are calculated at 30% of 110% of the median income adjusted for household size.

2019 SRA Maximum Monthly Rent Levels

Note: If tenant pays utilities, then the maximum rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.

| | <u>Studio</u> 1 Person | <u>1 Br</u> 2 Person | <u>2 Br</u> 3 Person | <u>3 Br</u> 4 Person | <u>4 Br</u> 5 Person | <u>5 Br</u> 6 Person | <u>6 Br</u> 7 Person | <u>7 Br</u> 8 Person |
|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Extremely Low (30% AMI) | 389 | 445 | 500 | 556 | 600 | 645 | 689 | 734 |
| Very Low (40% AMI) | 519 | 593 | 667 | 741 | 801 | 860 | 919 | 978 |
| Very Low (50% AMI) | 648 | 445 | 500 | 556 | 600 | 645 | 689 | 734 |
| Low (60% AMI) | 778 | 890 | 1,001 | 1,112 | 1,201 | 1,289 | 1,379 | 1,467 |
| Median (90% AMI) | 1,167 | 1,334 | 1,501 | 1,667 | 1,801 | 1,934 | 2,068 | 2,201 |
| Moderate (110% AMI) | 1,426 | 1,631 | 1,834 | 2,038 | 2,201 | 2,364 | 2,527 | 2,690 |

2019 HOME Income and Rent Limits

2019 HUD Income Limits and Affordable Rents Effective June 28, 2019

Salinas, MSA

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|--------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Extremely Low (30% AMI) | 18,900 | 21,600 | 24,300 | 26,950 | 29,150 | 31,300 | 33,450 | 35,600 |
| Very Low (50% AMI) | 31,450 | 35,950 | 40,450 | 44,900 | 48,500 | 52,100 | 55,700 | 59,300 |
| Low (60% AMI) | 37,740 | 43,140 | 48,540 | 53,880 | 58,200 | 62,520 | 66,840 | 71,160 |
| Low (80% AMI) | 50,300 | 57,500 | 64,700 | 71,850 | 77,600 | 83,350 | 89,100 | 94,850 |

2019 HOME Maximum Monthly Rent Levels

Note: If tenant pays utilities, then the maximum rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.

| | <u>Studio</u> 1 Person | <u>1 Br</u> 2 Person | <u>2 Br</u> 3 Person | <u>3 Br</u> 4 Person | <u>4 Br</u> 5 Person | <u>5 Br</u> 6 Person | <u>6 Br</u> 7 Person |
|--|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Low HOME Rent (50% Rent Limit) | 786 | 842 | 1011 | 1167 | 1302 | 1437 | 1571 |
| High HOME Rent (65% Rent Limit) | 1001 | 1074 | 1292 | 1484 | 1635 | 1786 | 1936 |

2019 CDBG Income and Rent Limits

2019 HUD Income Limits and Affordable Rents Effective June 28, 2019

Salinas, MSA

| | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Extremely Low (30% AMI) | 18,900 | 21,600 | 24,300 | 26,950 | 29,150 | 31,300 | 33,450 | 35,600 |
| Very Low (50% AMI) | 31,450 | 35,950 | 40,450 | 44,900 | 48,500 | 52,100 | 55,700 | 59,300 |
| Low (80% AMI) | 50,300 | 57,500 | 64,700 | 71,850 | 77,600 | 83,350 | 89,100 | 94,850 |

City of Salinas CDBG Program

- Rents on affordable units for extremely low income households are calculated at 30% of 30% of the median income adjusted for household size.
- Rents on affordable units for very low income households are calculated at 30% of 50% of the median income adjusted for household size.
- Rents on affordable units for low-income households are calculated at 30% of 60% of the median income adjusted for household size.

2019 CDBG Maximum Monthly Rent Levels

Note: If tenant pays utilities, then the maximum rent shall be reduced by the Housing Authority of the County of Monterey most recently calculated utility allowances.

| | <u>Studio</u> 1 Person | <u>1 Br</u> 2 Person | <u>2 Br</u> 3 Person | <u>3 Br</u> 4 Person | <u>4 Br</u> 5 Person | <u>5 Br</u> 6 Person | <u>6 Br</u> 7 Person | <u>7 Br</u> 8 Person |
|------------------------------------|-----------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| Extremely Low (30% AMI) | 473 | 540 | 608 | 674 | 729 | 783 | 836 | 890 |
| Very Low (50% AMI) | 786 | 899 | 1,011 | 1,123 | 1,213 | 1,303 | 1,393 | 1,483 |
| Low (60% AMI) | 944 | 1,079 | 1,214 | 1,347 | 1,455 | 1,563 | 1,671 | 1,779 |

Housing Authority of the Monterey Housing Utility Allowances for Energy Efficient and Non-Energy Efficient Units (Effective January 1, 2019 - December 31, 2020)

HOUSING AUTHORITY OF THE COUNTY OF MONTEREY

ENERGY EFFICIENT UTILITY ALLOWANCE

For Qualified

APARTMENT and TOWNHOUSE

EFFECTIVE January 1, 2019 thru December 31, 2020

Utility or Service

| Bedroom Size: | | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|----------------------|------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Heating | a. Natural Gas | 13 | 15 | 18 | 21 | 24 | 27 |
| | b. Bottle Gas | 34 | 40 | 45 | 50 | 55 | 60 |
| | c. Electric | 12 | 15 | 21 | 28 | 33 | 38 |
| | d. Electric Pump | 10 | 13 | 17 | 21 | 23 | 25 |
| Cooking | a. Natural Gas | 2 | 3 | 4 | 5 | 6 | 8 |
| | b. Bottle Gas | 6 | 7 | 10 | 14 | 17 | 20 |
| | c. Electric | 5 | 5 | 8 | 12 | 15 | 18 |
| Other Electric | | 17 | 20 | 28 | 37 | 46 | 55 |
| Water Heating | a. Natural Gas | 5 | 6 | 9 | 12 | 14 | 18 |
| | b. Bottle Gas | 14 | 16 | 23 | 30 | 37 | 44 |
| | c. Electric | 11 | 13 | 19 | 24 | 30 | 35 |
| Water | | 53 | 57 | 83 | 125 | 168 | 210 |
| Sewer | | 24 | 24 | 24 | 24 | 24 | 24 |
| Trash Collection | | 22 | 22 | 22 | 22 | 22 | 22 |
| Range | | 5 | 5 | 5 | 5 | 5 | 5 |
| Refrigerator | | 17 | 17 | 17 | 17 | 17 | 17 |
| Microwave | | 5 | 5 | 5 | 5 | 5 | 5 |

Housing Authority of the Monterey Housing Utility Allowances for Energy Efficient and Non-Energy Efficient Units (Effective January 1, 2019 - December 31, 2020)

**HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
FOR ALL AREAS OF MONTEREY COUNTY**

**Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities
& Other Services**

APARTMENT and TOWNHOUSES

Effective January 1, 2019 thru December 31, 2020

| Utility or Service | | 0 BR | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR |
|-------------------------|------------------|------|------|------|------|------|------|
| Heating | a. Natural Gas | 16 | 19 | 22 | 27 | 31 | 35 |
| | b. Bottle Gas | 41 | 48 | 55 | 61 | 67 | 73 |
| | c. Electric | 15 | 19 | 28 | 34 | 40 | 47 |
| | d. Electric Pump | 13 | 16 | 22 | 25 | 28 | 31 |
| Cooking | a. Natural Gas | 3 | 3 | 5 | 6 | 8 | 9 |
| | b. Bottle Gas | 8 | 9 | 13 | 17 | 21 | 25 |
| | c. Electric | 6 | 7 | 11 | 14 | 19 | 24 |
| Other Electric | 21 | 25 | 35 | 46 | 57 | 69 | |
| Water Heating | a. Natural Gas | 6 | 7 | 11 | 14 | 18 | 23 |
| | b. Bottle Gas | 17 | 20 | 28 | 37 | 46 | 54 |
| | c. Electric | 14 | 18 | 23 | 31 | 37 | 43 |
| Water | 53 | 57 | 83 | 125 | 168 | 210 | |
| Sewer | 24 | 24 | 24 | 24 | 24 | 24 | |
| Trash Collection | 22 | 22 | 22 | 22 | 22 | 22 | |
| Range | 5 | 5 | 5 | 5 | 5 | 5 | |
| Refrigerator | 17 | 17 | 17 | 17 | 17 | 17 | |
| Microwave | 5 | 5 | 5 | 5 | 5 | 5 | |