



City of Salinas
2020 Affordable Income and Rent Limits
Inclusionary, Density Bonus, SRA, HOME and CDBG Programs
&
Housing Authority of the Monterey Housing Utility Allowances
for Energy Efficient and Non-Energy Efficient Units (Effective
January 1, 2019 - December 31, 2020)

City of Salinas
Community Development Department, Housing Division
65 W. Alisal Ave.
Salinas, CA 93901
(831) 758-7334



2020 Inclusionary / Density Bonus Income and Rent Limits

2020 State Income Limits Effective April 30, 2020

2020 State Area Median Income (AMI) Monterey County = \$81,600

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.**

2020 Inclusionary/Density Bonus Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	33,950	38,800	43,650	48,450	52,350	56,250	60,100	64,000
Low (60 %)	44,100	50,400	56,700	62,975	68,025	73,075	78,100	83,150
Low (80%)	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300
Median (100%)	57,100	65,300	73,450	81,600	88,150	94,650	101,200	107,700
Moderate (120%)	68,550	78,300	88,100	97,900	105,750	113,550	121,400	129,250

City of Salinas Inclusionary Housing and Density Bonus Program (using current ordinance)

- The median income category in the table above is used to calculate all of the below 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.

2020 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.

	<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
Very Low (50% AMI)	714	816	918	1,020	1,102	1,183	1,265	1,346
Low (60 % AMI)	857	980	1,102	1,224	1,322	1,420	1,518	1,616
Moderate (110%)	1,570	1,796	2,020	2,244	2,424	2,603	2,783	2,962

2020 SRA Income and Rent Limits

2020 State Income Limits Effective April 30, 2020

2020 State Area Median Income (AMI) Monterey County = \$81,600

2020 SRA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	20,350	23,250	26,150	29,050	31,400	35,160	39,640	44,120
Very Low (40%)	27,150	31,025	34,900	38,750	41,875	45,705	49,870	54,060
Very Low (50%)	33,950	38,800	43,650	48,450	52,350	56,250	60,100	64,000
Low (80%)	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300
Low (90%)	55,675	63,650	71,600	79,550	85,925	92,275	98,650	105,000
Median (100%)	57,100	65,300	73,450	81,600	88,150	94,650	101,200	107,700
Moderate (120%)	68,550	78,300	88,100	97,900	105,750	113,550	121,400	129,250

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.

2020 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)	428	490	551	612	661	710	759	808
Very Low (40% AMI)	571	653	735	816	882	947	1,012	1,077
Very Low (50% AMI)	714	490	551	612	661	710	759	808
Low (60% AMI)	857	980	1,102	1,224	1,322	1,420	1,518	1,616
Median (90% AMI)	1,285	1,469	1,653	1,836	1,983	2,130	2,277	2,423
Moderate (110% AMI)	1,570	1,796	2,020	2,244	2,424	2,603	2,783	2,962

2020 HOME Income and Rent Limits

2020 HUD Income Limits and Affordable Rents Effective July 1, 2020

Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350
Very Low (50% AMI)	33,950	38,800	43,650	48,450	52,350	56,250	60,100	64,000
Low (60% AMI)	40,740	46,560	52,380	58,140	62,820	67,500	72,120	76,800
Low (80% AMI)	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300

2020 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)	848	909	1091	1260	1406	1551	1695
High HOME Rent (65% Rent Limit)	1083	1161	1396	1603	1769	1933	2097

2020 CDBG Income and Rent Limits

2020 HUD Income Limits and Affordable Rents Effective July 1, 2020

Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350
Very Low (50% AMI)	33,950	38,800	43,650	48,450	52,350	56,250	60,100	64,000
Low (80% AMI)	54,250	62,000	69,750	77,500	83,700	89,900	96,100	102,300

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.

2020 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)	509	581	654	726	785	843	901	959
Very Low (50% AMI)	849	970	1,091	1,211	1,309	1,406	1,503	1,600
Low (60% AMI)	1,019	1,164	1,310	1,454	1,571	1,688	1,803	1,920

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	