



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 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.

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	