



City of Salinas
2021 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, 2020 - December 31, 2022)

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



2021 Inclusionary Income and Rent Limits
2021 State Income Limits Effective December 31, 2021
2021 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.**

2021 Inclusionary/Density Bonus Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	35,600	40,700	45,800	50,850	54,950	59,000	63,100	67,150
Low (60 %)	46,275	52,900	59,525	66,100	71,425	76,700	82,000	87,275
Low (80%)	56,950	65,100	73,250	81,350	87,900	94,400	100,900	107,400
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.

2021 Inclusionary 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

2021 SRA Income and Rent Limits
2021 State Income Limits - Effective December 31, 2021
2021 State Area Median Income (AMI) Monterey County = \$81,600

SRA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	21,350	24,400	27,450	30,500	32,950	35,580	40,120	44,660
Very Low (40%)	28,475	32,550	36,625	40,675	43,950	47,290	51,610	55,905
Very Low (50%)	35,600	40,700	45,800	50,850	54,950	59,000	63,100	67,150
Low (80%)	56,950	65,100	73,250	81,350	87,900	94,400	100,900	107,400
Low (90%)	57,025	65,200	73,350	81,475	88,025	94,525	101,050	107,550
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 below 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.

2021 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.

	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
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

2021 HOME Income and Rent Limits

2021 HUD Income Limits and Affordable Rents Effective June 1, 2021, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	21,350	24,400	27,450	30,500	32,950	35,400	37,850	40,300
Very Low (50% AMI)	35,600	40,700	45,800	50,850	54,950	59,000	63,100	67,150
Low (60% AMI)	42,720	48,840	54,960	61,020	65,940	70,800	75,720	80,580
Low (80% AMI)	56,950	65,100	73,250	81,350	87,900	94,400	100,900	107,400

2021 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.

	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
Low HOME Rent (50% Rent Limit)	890	953	1,145	1,322	1,475	1,628	1,779
High HOME Rent (65% Rent Limit)	1,136	1,219	1,464	1,684	1,859	2,032	2,206

2021 CDBG Income and Rent Limits

2021 HUD Income Limits and Affordable Rents Effective June 1, 2021, 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.

2021 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.

	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
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, 2020 - December 31, 2022)

Apartments and Townhouses

**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, 2021 thru December 31, 2022

Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	18	21	25	30	35	39
	b. Bottle Gas	33	38	43	48	53	58
	c. Electric	17	22	31	38	44	51
	d. Electric Pump	15	19	25	28	31	34
Cooking	a. Natural Gas	3	4	5	7	9	10
	b. Bottle Gas	6	7	10	13	16	20
	c. Electric	7	8	12	16	22	27
Other Electric	25	29	41	53	65	79	
Water Heating	a. Natural Gas	7	8	12	16	21	26
	b. Bottle Gas	13	15	22	29	36	43
	c. Electric	16	20	26	35	41	48
Water	59	62	87	129	170	212	
Sewer	35	35	35	35	35	35	
Trash Collection	24	24	24	24	24	24	
Range	5	5	5	5	5	5	
Refrigerator	19	19	19	19	19	19	
Microwave	5	5	5	5	5	5	

(Microwave allowance is applicable only if there is not a range)

Housing Authority of the Monterey Housing Utility Allowances for Energy Efficient and Non-Energy Efficient Units (Effective January 1, 2020 - December 31, 2022)

Detached House

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

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

DETACHED HOUSE

Effective January 1, 2020 thru December 31, 2022

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	26	32	40	46	52	58
	b. Bottle Gas	47	55	62	69	76	83
	c. Electric	43	51	59	67	76	87
	d. Electric Pump	25	30	35	40	45	50
Cooking	a. Natural Gas	3	4	5	7	9	10
	b. Bottle Gas	6	7	10	13	16	20
	c. Electric	7	8	13	18	23	27
Other Electric		36	43	61	81	102	123
Water Heating	a. Natural Gas	9	10	15	21	27	32
	b. Bottle Gas	16	19	28	36	45	54
	c. Electric	21	26	36	44	52	63
Water		59	62	87	129	170	212
Sewer		35	35	35	35	35	35
Trash Collection		24	24	24	24	24	24
Range		5	5	5	5	5	5
Refrigerator		19	19	19	19	19	19
Microwave		5	5	5	5	5	5
Wood		42	42	42	77	77	77

(Microwave allowance is applicable only if there is not a range)

Housing Authority of the Monterey Housing Utility Allowances for Energy Efficient and Non-Energy Efficient Units (Effective January 1, 2020 - December 31, 2022)

Apartment and Townhouse

HOUSING AUTHORITY OF THE COUNTY OF MONTEREY

ENERGY EFFICIENT UTILITY ALLOWANCE

For Qualified

APARTMENT and TOWNHOUSE

EFFECTIVE January 1, 2021 thru December 31, 2022

Utility or Service

Bedroom Size:		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	14	17	20	23	27	30
	b. Bottle Gas	27	31	35	39	43	47
	c. Electric	14	17	24	31	36	42
	d. Electric Pump	12	14	19	23	25	28
Cooking	a. Natural Gas	3	3	4	6	7	8
	b. Bottle Gas	5	6	8	11	13	16
	c. Electric	5	6	10	13	16	21
Other Electric	20	24	33	43	53	63	
Water Heating	a. Natural Gas	6	7	10	13	16	20
	b. Bottle Gas	11	13	18	24	30	35
	c. Electric	13	15	20	27	34	39
Water	59	62	87	129	170	212	
Sewer	35	35	35	35	35	35	
Trash Collection	24	24	24	24	24	24	
Range	5	5	5	5	5	5	
Refrigerator	19	19	19	19	19	19	
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, 2020 - December 31, 2022)

Retrofit Apartment and Townhouses

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

**Housing Choice Voucher Program, Allowances for Tenant-Purchased
RETROFIT APARTMENT and TOWNHOUSES**

Effective January 1, 2021 thru December 31, 2022

Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	14	17	20	23	27	30
	b. Bottle Gas	27	31	35	39	43	47
	c. Electric	14	17	24	31	36	42
	d. Electric Pump	12	14	19	23	25	28
Cooking	a. Natural Gas	3	3	4	6	7	8
	b. Bottle Gas	5	6	8	11	13	16
	c. Electric	5	6	10	13	16	21
Other Electric		20	24	33	43	53	63
Water Heating	a. Natural Gas	6	7	10	13	16	20
	b. Bottle Gas	11	13	18	24	30	35
	c. Electric	13	15	20	27	34	39
Water		59	62	87	129	170	212
Sewer		35	35	35	35	35	35
Trash Collection		24	24	24	24	24	24
Range		5	5	5	5	5	5
Refrigerator		19	19	19	19	19	19
Microwave		5	5	5	5	5	5

there is not a range)