

MONTEREY COUNTY HOUSING 2016 RENTAL & INCOME LIMITS

RENTAL UNIT

I. MAXIMUM MONTHLY HOUSING COST (Rent + Utility Allowance)

| State Rent Levels | Number of Bedrooms | | | | |
|-------------------|--------------------|-------|-------|-------|-------|
| | Studio | 1 | 2 | 3 | 4 |
| Very Low (50%) | 666 | 713 | 856 | 989 | 1,103 |
| Low/Lower (60%) | 799 | 856 | 1,027 | 1,187 | 1,324 |
| Low/Lower (70%)* | 934 | 1,000 | 1,199 | 1,386 | 1,544 |
| Low (80%)* | 1,067 | 1,143 | 1,372 | 1,584 | 1,765 |
| Median (100%) | 1,332 | 1,426 | 1,712 | 1,978 | 2,206 |
| Moderate (110%) | 1,465 | 1,569 | 1,883 | 2,176 | 2,427 |
| Moderate (120%) | 1,598 | 1,711 | 2,054 | 2,374 | 2,647 |

*70% & 80% rents are only used for units with Inclusionary agreements approved prior to April 22, 2003

From State MHP

Rents are calculated at 30% of monthly income, adjusted for household size, by the State for 50, 60, & 80%.

If the tenant pays all or some of the utilities, the maximum rent above must be adjusted downward.

Using the attached utility allowance table, subtract the appropriate allowance for each tenant-paid utility.

The resulting number is the actual rent allowable to be paid by the tenant.

II. MAXIMUM HOUSEHOLD INCOME LIMITS (ANNUAL)

| State Income levels | Number of Persons in Household | | | | | | | |
|------------------------------|--------------------------------|--------|---------|---------|---------|---------|---------|---------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| Very Low (50%) | 26,650 | 30,450 | 34,250 | 38,050 | 41,100 | 44,150 | 47,200 | 50,250 |
| Low/Lower (60%) | 32,000 | 36,550 | 41,100 | 45,650 | 49,300 | 53,000 | 56,650 | 60,300 |
| Low/Lower (70%) | 37,350 | 42,650 | 48,000 | 53,300 | 57,550 | 61,850 | 66,100 | 70,350 |
| Low (80%) | 42,650 | 48,750 | 54,850 | 60,900 | 65,800 | 70,650 | 75,550 | 80,400 |
| Median (100%) | 48,100 | 54,950 | 61,850 | 68,700 | 74,200 | 79,700 | 85,200 | 90,700 |
| Moderate (110%) | 52,900 | 60,450 | 68,050 | 75,550 | 81,600 | 87,650 | 93,700 | 99,750 |
| Moderate (120%) | 57,700 | 65,950 | 74,200 | 82,450 | 89,050 | 95,650 | 102,250 | 108,850 |
| Workforce 1 (150% of Median) | 72,150 | 82,450 | 92,800 | 103,050 | 111,300 | 119,550 | 127,800 | 136,050 |
| Workforce 2 (180% of Median) | 86,600 | 98,900 | 111,350 | 123,650 | 133,550 | 143,450 | 153,350 | 163,250 |

Rounded to the nearest \$50

Maximum Income Limits to Qualify Tenants:

50% of Median Income for Very Low Units

80% of Median Income for Low Income Units

120% of Median Income for Moderate Income Units

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