



**MAXIMUM ALLOWABLE HOUSEHOLD INCOME
PROGRAM YEAR 2020**

**U.S. Department of Housing and Urban Development (HUD) & Department of
Housing and Community Development (HCD), HOME and HUD Income Limits* for
Monterey County
Effective May 2020**

***EXTREMELY LOW-INCOME (CDBG HUD Limits, 30% AMI)**

HOUSEHOLD SIZE	INCOME
1	\$20,350
2	\$23,250
3	\$26,150
4	\$29,050
5	\$31,400

***VERY LOW-INCOME (CDBG HUD Limits, 50% AMI)**

HOUSEHOLD SIZE	INCOME
1	\$33,950
2	\$38,801
3	\$43,650
4	\$48,450
5	\$52,350

***LOW-INCOME (CDBG HUD Limits, 80% AMI)**

HOUSEHOLD SIZE	INCOME
1	\$54,250
2	\$62,000
3	\$69,750
4	\$77,500
5	\$83,700

MEDIAN INCOME (100% OF HCD Published AMI)

HOUSEHOLD SIZE	INCOME
1	\$ 57,100
2	\$ 65,300
3	\$ 73,450
4	\$ 81,600
5	\$ 88,150

MODERATE INCOME (120% OF HCD Published AMI)

HOUSEHOLD SIZE	INCOME
1	\$ 68,550
2	\$ 78,300
3	\$ 88,100
4	\$ 97,900
5	\$ 105,750

***HUD limits shall be used for all HOME and CDBG funded activities**



Inclusionary Ordinance Rents Chart
@25% of Gross Income
Based on 2020 HUD & HCD Income Data

<u>Income Levels</u>	<u>Household Size</u>	<u>Income</u>	<u>Unit Size</u>	<u>Inclusionary Rent</u>
Very Low Income (50% of AMI)	1	\$33,950	Studio	\$707
	2	\$38,801	1 Bdrm	\$808
	3	\$43,650	2 Bdrm	\$909
	4	\$48,450	3 Bdrm	\$1,009
Low Income (80% of AMI)	1	\$54,250	Studio	\$1,130
	2	\$62,000	1 Bdrm	\$1,291
	3	\$69,750	2 Bdrm	\$1,453
	4	\$77,500	3 Bdrm	\$1,614
Median Income* (100% of AMI)	1	\$57,100	Studio	\$1,190
	2	\$65,300	1 Bdrm	\$1,360
	3	\$73,450	2 Bdrm	\$1,530
	4	\$81,600	3 Bdrm	\$1,700
Moderate Income (120% of AMI)	1	\$68,550	Studio	\$1,428
	2	\$78,300	1 Bdrm	\$1,631
	3	\$88,100	2 Bdrm	\$1,835
	4	\$97,900	3 Bdrm	\$2,040

*Note: Low and Moderate-Income Housing Ordinance establishes "Moderate- Income" affordable rent as affordable for rental to households earning 80% to 100% of moderate County Median Income; and at no more than 25% of households gross monthly income.