

MEMORANDUM

TO: Housing Programs Staff
 FROM: Maria Madera
 Director of Housing Programs
 RE: Fair Market Rents/Payment Standard
 DATE: October 2, 2018



The published Fair Market Rents for modest unfurnished units effective **October 1, 2018** are as follows:

FMR-HUD Approval of the Success Rate Payment Standard at the 50 percentile.

Bedroom Size	SRO	0	1	2	3	4	5
Fair Market Rent	882	1177	1340	1665	2399	2571	2956

Calculation of FMR's for five or more bedroom units: The FMR's for unit size larger than a four bedroom shall be calculated by adding 15% to the four bedrooms FMR for each additional bedroom. To illustrate, the calculation of the FMR for a five-bedroom unit would be 1.15 times the four bedrooms FMR and the calculation of the FMR for a six-bedroom unit would be 1.30 times the four bedrooms FMR, etc. SRO is 75% of the studio FMR.

<p><u>PAYMENT STANDARDS</u> EFFECTIVE 10/23/2018 (Initials) Effective 12/01/2018 (Annuals)</p>

Bedroom Size	SRO	0	1	2	3	4	5
Payment Standard	970	1294	1474	1831	2638	2828	3251
Percentage of Payment Standard	110%	110%	110%	110%	110%	110%	110%

Salinas, North County, and unincorporated areas

Bedroom Size	SRO	0	1	2	3	4	5
South County Payment Standard	970	1294	1474	1831	2638	2828	3251
Percentage of Payment Standard	110%	110%	110%	110%	110%	110%	110%

Chualar, Gonzales, Soledad, Greenfield, King City, San Lucas, San Ardo, Lockwood

Bedroom Size	SRO	0	1	2	3	4	5
Peninsula Payment Standard	970	1294	1474	1831	2638	2828	3251
Percentage of Payment Standard	110%	110%	110%	110%	110%	110%	110%

Big Sur, Carmel, Carmel Valley, Pacific Grove, Monterey, Seaside, Sand City, Marina