



City of Salinas
2022 Affordable Income and Rent Limits
Inclusionary, Density Bonus, SRA, PLHA, 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



2022 Inclusionary Income and Rent Limits
2022 State Income Limits Effective May 13, 2022
2022 State Area Median Income (AMI) Monterey County = \$90,100

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.**

2022 Inclusionary Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
Other_1 (60 %)	51,750	59,150	66,550	73,925	79,850	85,775	91,675	97,600
Low (80%)	63,700	72,800	81,900	91,000	98,300	105,600	112,850	120,150
Median (100%)*	63,050	72,100	81,100	90,100	97,300	104,500	111,700	118,950
Moderate (120%)	75,650	86,500	97,300	108,100	116,750	125,400	134,050	142,700
Workforce (160%)	100,880	115,360	129,760	144,160	155,680	167,200	178,720	190,320

* In 2022, the low-income limits are higher than the median-income limits. The City consulted with HCD and HUD to verify the income limits are correct. Please do not change the calculation or adjust the numbers.

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.
- Rents on affordable units for Workforce income households are calculated at 30% of 150% of the median income adjusted for household size.

2022 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.

	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)	788	901	1,014	1,126	1,216	1,306	1,396	1,487
Other_1 (60% AMI)	946	1,082	1,217	1,352	1,460	1,568	1,676	1,784
Low (60 % AMI)	946	1,082	1,217	1,352	1,460	1,568	1,676	1,784
Moderate (110%)	1,734	1,983	2,230	2,478	2,676	2,874	3,072	3,271
Workforce (150%)	2,364	2,704	3,041	3,379	3,649	3,919	4,189	4,461

2022 SRA Income and Rent Limits

**2022 State Income Limits Effective May 13, 2022
2022 State Area Median Income (AMI) Monterey County = \$90,100**

SRA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	23,900	27,300	30,700	34,100	36,850	39,600	42,300	46,630
Other_1 (40%)	31,850	36,400	40,950	45,475	49,125	52,775	56,400	60,840
Very Low (50%)	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
Low (80%)	63,700	72,800	81,900	91,000	98,300	105,600	112,850	120,150
Other_2 (90%)	63,375	72,450	81,500	90,550	97,800	105,050	112,275	119,550
Median (100%)*	63,050	72,100	81,100	90,100	97,300	104,500	111,700	118,950
Moderate (120%)	75,650	86,500	97,300	108,100	116,750	125,400	134,050	142,700

* In 2022, the low-income limits are higher than the medium-income limits. The City consulted with HCD and HUD to verify the income limits are correct. Please do not change the calculation or adjust the numbers.

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.

2022 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)	473	541	608	676	730	784	838	892
Other_1 (40% AMI)	631	721	811	901	973	1,045	1,117	1,190
Very Low (50% AMI)	788	901	1,014	1,126	1,216	1,306	1,396	1,487
Low (60% AMI)	946	1,082	1,217	1,352	1,460	1,568	1,676	1,784
Other_2 (90% AMI)	1,419	1,622	1,825	2,027	2,189	2,351	2,513	2,676
Moderate (110% AMI)	1,734	1,983	2,230	2,478	2,676	2,874	3,072	3,271

2022 PLHA Income and Rent Limits
2022 State Income Limits Effective May 13, 2022
2022 State Area Median Income (AMI) Monterey County = \$90,100

PLHA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (60%)	51,750	59,150	66,550	73,925	79,850	85,775	91,675	97,600
Median (100%)	63,050	72,100	81,100	90,100	97,300	104,500	111,700	118,950

* In 2022, the low-income limits are higher than the medium-income limits. The City consulted with HCD and HUD to verify the income limits are correct. Please do not change the calculation or adjust the numbers.

City of Salinas PLHA 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 low-income households are calculated at 30% of 60% of the median income adjusted for household size.

2022 PLHA 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
Low (60% AMI)	946	1,082	1,217	1,352	1,460	1,568	1,676	1,784

2022 HOME Income and Rent Limits

2022 HUD Income Limits and Affordable Rents Effective June 15, 2022, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050
Very Low (50% AMI)	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
Low (60% AMI)	47,760	54,600	61,440	68,220	73,680	79,140	84,600	90,060
Low (80% AMI)	63,700	72,800	81,900	91,000	98,300	105,600	112,850	120,150

2022 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)	995	1,066	1,280	1,478	1,648	1,819	1,989
High HOME Rent (65% Rent Limit)	1,274	1,366	1,642	1,888	2,086	2,283	2,481

2022 CDBG Income and Rent Limits

2022 HUD Income Limits and Affordable Rents Effective June 15, 2022, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	23,900	27,300	30,700	34,100	36,850	39,600	42,300	45,050
Very Low (50% AMI)	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
Low (80% AMI)	63,700	72,800	81,900	91,000	98,300	105,600	112,850	120,150

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.

2022 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)	598	683	768	853	921	990	1,058	1,126
Very Low (50% AMI)	995	1,138	1,280	1,421	1,535	1,649	1,763	1,876
Low (60% AMI)	1,194	1,365	1,536	1,706	1,842	1,979	2,115	2,252

2022 Density Bonus Income and Rent Limits
2022 State Income Limits Effective May 13, 2022
2022 State Area Median Income (AMI) Monterey County = \$90,100

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.**

2022 Density Bonus Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	23,900	27,300	30,700	34,100	36,850	39,600	42,300	46,630
Very Low (50%)	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
Low (80%)	63,700	72,800	81,900	91,000	98,300	105,600	112,850	120,150
Median (100%)*	63,050	72,100	81,100	90,100	97,300	104,500	111,700	118,950

* In 2022, the low-income limits are higher than the medium-income limits. The City consulted with HCD and HUD to verify the income limits are correct. Please do not change the calculation or adjust the numbers.

City of Salinas 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.
- Rents on affordable units for Workforce income households are calculated at 30% of 150% of the median income adjusted for household size.

2022 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.

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	473	541	608	676	730	784	838	892
Very Low (50%)	788	901	1,014	1,126	1,216	1,306	1,396	1,487
Low (80%)	946	1,082	1,217	1,352	1,460	1,568	1,676	1,784
Median (100%)	473	541	608	676	730	784	838	892

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)