



City of Salinas
2023 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, 2023 - December 31, 2024)

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



2023 Inclusionary Income and Rent Limits
2023 State Income Limits Effective June 6, 2023
2023 State Area Median Income (AMI) Monterey County = \$100,400

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.**

2023 Inclusionary Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	42,150	48,200	54,200	60,200	65,050	69,580	74,650	79,500
Other_1 (60 %)	54,800	62,650	70,475	78,275	84,575	90,690	97,075	103,350
Low (80%)	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200
Median (100%)	70,300	80,300	90,350	100,400	108,450	116,450	124,500	132,550
Moderate (120%)	84,350	96,400	108,450	120,500	130,150	139,800	149,400	159,050
Workforce (160%)	112,480	128,480	144,560	160,640	173,520	186,320	199,200	212,080

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.

2023 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)	879	1,004	1,129	1,255	1,356	1,456	1,556	1,657
Other_1 (60% AMI)	1,055	1,205	1,355	1,506	1,627	1,747	1,868	1,988
Low (60 % AMI)	1,055	1,205	1,355	1,506	1,627	1,747	1,868	1,988
Moderate (110%)	1,933	2,208	2,485	2,761	2,982	3,202	3,424	3,645
Workforce (150%)	2,636	3,011	3,388	3,765	4,067	4,367	4,669	4,971

2023 SRA Income and Rent Limits

**2023 State Income Limits Effective June 6, 2023
2023 State Area Median Income (AMI) Monterey County = \$100,400**

SRA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	25,300	28,900	32,500	36,100	39,000	41,900	45,420	50,560
Other_1 (40%)	33,725	38,550	43,350	48,150	52,025	55,740	60,035	65,030
Very Low (50%)	42,150	48,200	54,200	60,200	65,050	69,580	74,650	79,500
Low (80%)	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200
Other_2 (90%)	68,875	78,700	88,550	98,375	106,275	114,125	122,000	129,875
Median (100%)	70,300	80,300	90,350	100,400	108,450	116,450	124,500	132,550
Moderate (120%)	84,350	96,400	108,450	120,500	130,150	139,800	149,400	159,050

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.

2023 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)	527	602	678	753	813	873	934	994
Other_1 (40% AMI)	703	803	904	1,004	1,085	1,165	1,245	1,326
Very Low (50% AMI)	879	602	678	753	813	873	934	994
Low (60% AMI)	1,055	1,205	1,355	1,506	1,627	1,747	1,868	1,988
Other_2 (90% AMI)	1,582	1,807	2,033	2,259	2,440	2,620	2,801	2,982
Moderate (110% AMI)	1,933	2,208	2,485	2,761	2,982	3,202	3,424	3,645

2023 PLHA Income and Rent Limits
2023 State Income Limits Effective June 6, 2023
2023 State Area Median Income (AMI) Monterey County = \$100,400

PLHA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (60%)	54,800	62,650	70,475	78,275	84,575	90,690	97,075	103,350
Median (100%)	70,300	80,300	90,350	100,400	108,450	116,450	124,500	132,550

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.

2023 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.

	<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
Low (60% AMI)	1,055	1,205	1,355	1,506	1,627	1,747	1,868	1,988

2023 HOME Income and Rent Limits

2023 HUD Income Limits and Affordable Rents Effective June 15, 2023, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	25,300	28,900	32,500	36,100	39,000	41,900	44,800	47,700
Very Low (50% AMI)	42,150	48,200	54,200	60,200	65,050	69,850	74,650	79,500
Low (60% AMI)	50,580	57,840	65,040	72,240	78,060	83,820	89,580	95,400
Low (80% AMI)	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200

2023 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)	1053	1129	1355	1565	1746	1926	2107
High HOME Rent (65% Rent Limit)	1350	1448	1739	2001	2213	2422	2633

2023 CDBG Income and Rent Limits

2023 HUD Income Limits and Affordable Rents Effective June 15, 2023, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	25,300	28,900	32,500	36,100	39,000	41,900	44,800	47,700
Very Low (50% AMI)	42,150	48,200	54,200	60,200	65,050	69,850	74,650	79,500
Low (80% AMI)	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200

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.

2023 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)	633	723	813	903	975	1,048	1,120	1,193
Very Low (50% AMI)	1,054	1,205	1,355	1,505	1,626	1,746	1,866	1,988
Low (60% AMI)	1,265	1,446	1,626	1,806	1,952	2,096	2,240	2,385

**Housing Authority of the Monterey Housing Utility Allowances for
Non-Energy Efficient Units (Effective January 1, 2023 - December 31, 2024)**

Apartments and Townhouses

Utility or Service		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
		Heating	a. Natural Gas	21	28	34	40	46
	b. Bottle Gas	34	46	54	61	68	75	82
	c. Electric	17	23	29	40	48	57	67
	d. Electric Pump	15	20	25	32	36	40	44
Cooking	a. Natural Gas	3	5	6	9	11	14	16
	b. Bottle Gas	6	8	10	14	19	23	28
	c. Electric	6	8	10	15	21	29	34
Other Electric		24	32	37	52	68	84	102
Water Heating	a. Natural Gas	8	11	13	19	25	32	39
	b. Bottle Gas	14	19	22	32	41	51	61
	c. Electric	15	21	25	35	45	53	61
Water		48	62	66	93	153	213	273
Sewer		39	52	52	52	52	52	52
Trash Collection		20	27	27	27	27	27	27
Range		15	20	20	20	20	20	20
Refrigerator		18	25	25	25	25	25	25
Microwave		4	6	6	6	6	6	6

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

**Housing Authority of the Monterey Housing Utility Allowances for Energy Efficient Units
(Effective January 1, 2023 - December 31, 2024)**

Apartment and Townhomes

Utility or Service

Bedroom Size:		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	17	23	27	31	36	41	45
	b. Bottle Gas	28	38	45	50	56	61	67
	c. Electric	13	18	22	32	40	47	54
	d. Electric Pump	11	15	19	26	29	32	36
Cooking	a. Natural Gas	3	4	5	7	9	11	13
	b. Bottle Gas	5	7	8	12	15	19	23
	c. Electric	5	7	8	13	17	21	28
Other Electric		19	26	31	43	55	68	81
Water Heating	a. Natural Gas	6	9	11	15	20	26	31
	b. Bottle Gas	11	15	18	26	34	42	50
	c. Electric	12	17	20	26	35	44	50
Water		46	62	66	93	153	213	273
Sewer		39	52	52	52	52	52	52
Trash Collection		20	27	27	27	27	27	27
Range		15	20	20	20	20	20	20
Refrigerator		18	25	25	25	25	25	25
Microwave		4	6	6	6	6	6	6

**Housing Authority of the Monterey Housing Utility Allowances for Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Other Services
(Effective January 1, 2023 - December 31, 2024)**

Retrofit Apartment and Townhouse

Utility or Service		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	17	23	27	31	36	41	45
	b. Bottle Gas	28	38	45	50	56	61	67
	c. Electric	13	18	22	32	40	47	54
	d. Electric Pump	11	15	19	26	29	32	36
Cooking	a. Natural Gas	3	4	5	7	9	11	13
	b. Bottle Gas	5	7	8	12	15	19	23
	c. Electric	5	7	8	13	17	21	28
Other Electric		19	26	31	43	55	68	81
Water Heating	a. Natural Gas	6	9	11	15	20	26	31
	b. Bottle Gas	11	15	18	26	34	42	50
	c. Electric	12	17	20	26	35	44	50
Water		46	62	66	93	153	213	273
Sewer		39	52	52	52	52	52	52
Trash Collection		20	27	27	27	27	27	27
Range		15	20	20	20	20	20	20
Refrigerator		18	25	25	25	25	25	25
Microwave		4	6	6	6	6	6	6

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

**Housing Authority of the Monterey Housing Utility Allowances for Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Other Services
(Effective January 1, 2023 - December 31, 2024)**

Detached House

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	41	50	59	67	75	82
	b. Bottle Gas	66	78	87	97	107	117
	c. Electric	56	66	76	86	99	114
	d. Electric Pump	32	38	45	51	58	64
Cooking	a. Natural Gas	5	6	9	11	14	16
	b. Bottle Gas	8	10	14	19	23	28
	c. Electric	9	11	17	23	29	34
Other Electric		47	56	79	105	132	159
Water Heating	a. Natural Gas	14	16	24	32	41	49
	b. Bottle Gas	23	27	40	52	64	76
	c. Electric	27	34	46	56	68	82
Water		62	66	93	153	213	273
Sewer		52	52	52	52	52	52
Trash Collection		27	27	27	27	27	27
Range		20	20	20	20	20	20
Refrigerator		25	25	25	25	25	25
Microwave		6	6	6	6	6	6
Wood		49	49	49	90	90	90

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

Housing Authority of the Monterey Housing Utility Allowances for House Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Detached House- Energy Star (Effective January 1, 2023 - December 31, 2024)

Detached House – Energy Star

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	33	40	47	54	60	67
	b. Bottle Gas	54	64	72	80	88	96
	c. Electric	43	53	62	70	79	89
	d. Electric Pump	24	31	37	42	46	52
Cooking	a. Natural Gas	4	5	7	9	11	13
	b. Bottle Gas	7	8	12	15	19	23
	c. Electric	7	9	13	19	24	28
Other Electric		38	45	64	83	105	127
Water Heating	a. Natural Gas	11	13	19	26	33	40
	b. Bottle Gas	19	22	32	42	52	62
	c. Electric	22	26	37	46	55	64
Water		62	66	93	153	213	273
Sewer		52	52	52	52	52	52
Trash Collection		27	27	27	27	27	27
Range		20	20	20	20	20	20
Refrigerator		25	25	25	25	25	25
Microwave		6	6	6	6	6	6
Wood		49	49	49	90	90	90

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