



City of Salinas
2024 Affordable Income and Rent Limits
Inclusionary, Density Bonus, SRA, SERAF, HSA, PLHA, HOME, and CDBG
Programs
&
Housing Authority of the County of Monterey: Utility Allowances for Energy
Efficient and Non-Energy Efficient Units
(Effective January 1, 2023 - December 31, 2024)

City of Salinas
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2024 Inclusionary Income and Rent Limits
2024 State Income Limits Effective May 9, 2024
2024 State Area Median Income (AMI) Monterey County = \$103,200

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.**

2024 Inclusionary Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
Other_1 (60 %)	55,617	63,600	71,533	79,450	85,817	92,183	98,533	104,900
Low (80%)	74,150	84,800	95,400	105,950	114,450	122,950	131,400	139,900
Median (100%)	72,250	82,550	92,900	103,200	111,450	119,700	127,950	136,200
Moderate (120%)	86,700	99,100	111,450	123,850	133,750	143,650	153,550	163,500
Workforce (160%)	115,600	132,200	148,550	165,150	178,350	191,550	204,750	218,100

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.

2024 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 Br	2 Br	3 Br	4 Br	5 Br	6 Br	7Br
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	903	1,031	1,161	1,290	1,393	1,496	1,599	1,702
Other_1 (60%)	1,083	1,238	1,393	1,548	1,671	1,795	1,919	2,043
Low (60%)	1,083	1,238	1,393	1,548	1,671	1,795	1,919	2,043
Moderate (110%)	1,986	2,270	2,554	2,838	3,064	3,291	3,518	3,745
Workforce (150%)	2,709	3,095	3,483	3,870	4,179	4,488	4,798	5,107

2024 SRA/SERAF/HSA Income and Rent Limits

**2024 State Income Limits Effective May 9, 2024
2024 State Area Median Income (AMI) Monterey County = \$103,200**

SRA/SERAF/HSA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,720
Other_1 (40%)	37,075	42,400	47,675	52,950	57,200	61,450	65,675	70,060
Very Low (50%)	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
Low (80%)	74,150	84,800	95,400	105,950	114,450	122,950	131,400	139,900
Other_2 (90%)	77,288	88,375	99,413	110,425	119,275	128,125	136,938	145,800
Median (100%)	72,250	82,550	92,900	103,200	111,450	119,700	127,950	136,200
Moderate (120%)	86,700	99,100	111,450	123,850	133,750	143,650	153,550	163,500

City of Salinas SRA/SERAF/HAS 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.

2024 SRA/SERAF/HSA 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%)	541	619	696	774	835	897	959	1,021
Other_1 (40%)	722	825	929	1,032	1,114	1,197	1,279	1,362
Very Low (50%)	903	1,031	1,161	1,290	1,393	1,496	1,599	1,702
Low (60%)	1,083	1,238	1,393	1,548	1,671	1,795	1,919	2,043
Other_2 (90%)	1,625	1,857	2,090	2,322	2,507	2,693	2,878	3,064
Moderate (110%)	1,986	2,270	2,554	2,838	3,064	3,291	3,518	3,745

2024 PLHA Income and Rent Limits

**2024 State Income Limits Effective May 9, 2024
2024 State Area Median Income (AMI) Monterey County = \$103,200**

PLHA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Low (60%)	55,617	63,600	71,533	79,450	85,817	92,183	98,533	104,900
Median (100%)	72,250	82,550	92,900	103,200	111,450	119,700	127,950	136,200

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.

2024 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)	1,083	1,238	1,393	1,548	1,671	1,795	1,919	2,043

2024 HOME Income and Rent Limits

2024 HUD Income Limits and Affordable Rents Effective June 1, 2024, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450
Very Low (50% AMI)	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
Low (60% AMI)	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
Low (80% AMI)	74,150	84,800	95,400	105,950	114,450	122,950	131,400	139,900

2024 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.

	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
Low HOME Rent (50% Rent Limit)	1,158	1,241	1,490	1,721	1,920	2,118	2,317
High HOME Rent (65% Rent Limit)	1,486	1,594	1,914	2,204	2,439	2,672	2,906

2024 CDBG Income and Rent Limits

2024 HUD Income Limits and Affordable Rents Effective May 1, 2024, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450
Very Low (50% AMI)	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
Low (80% AMI)	74,150	84,800	95,400	105,950	114,450	122,950	131,400	139,900

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.

2024 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.

	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)	695	795	893	992	1,072	1,152	1,231	1,311
Very Low (50% AMI)	1,158	1,325	1,490	1,655	1,787	1,920	2,052	2,185
Low (60% AMI)	1,390	1,590	1,788	1,986	2,145	2,304	2,463	2,622

2024 Density Bonus Income Limits – Health and Safety Code (H&SC), Section 101(c)(1)

2024 State Income Limits Effective May 9, 2024

2024 State Area Median Income (AMI) Monterey County = \$103,200.

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.**

2024 Density Bonus Income Limits – H&SC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,720
Other_1 (40 %)	37075	42400	47675	52950	57200	61450	65675	70060
Very Low (50%)	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
Low (80%)	74,150	84,800	95,400	105,950	114,450	122,950	131,400	139,900
Median (100%)	72,250	82,550	92,900	103,200	111,450	119,700	127,950	136,200

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 30% of the median income adjusted for household size.
- Rents on affordable units for 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 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.

2024 Density Bonus Maximum Monthly Rent Limits – H&SC

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%)	541	619	696	774	835	897	959	1021
Other_1 (40%)	722	825	929	1032	1114	1197	1279	1362
Very Low (50%)	903	1,031	1,161	1,290	1,393	1,496	1,599	1,702
Low (60%)	1,083	1,238	1,393	1,548	1,671	1,795	1,919	2,043

**2024 Density Bonus Income Limits – California Tax Credit Allocation Committee
for Projects Placed in Service from 1/1/2009 - 5/14/2023**

2024 CTCAC Income Limits Became Effective April 1, 2024

In all cases, income figures are adjusted by household size. **The below table should only be used to income qualify prospective tenants.**

2024 Density Bonus Income Limits - CTCAC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Income Level	27,810	31,800	35,760	39,720	42,900	46,080	49,260	52,440
40% Income Level	37,080	42,400	47,680	52,960	57,200	61,440	65,680	69,920
50% Income Level	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
60% Income Level	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
80% Income Level	74,160	84,800	95,360	105,920	114,400	122,880	131,360	139,840
100% Income Level	92,700	106,000	119,200	132,400	143,000	153,600	164,200	174,800

2024 Density Bonus Maximum Monthly Rent Limits - CTCAC

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
30% Income Level	695	745	894	1,032	1,152	1,271
40% Income Level	927	993	1,192	1,377	1,536	1,695
50% Income Level	1,158	1,241	1,490	1,721	1,920	2,118
60% Income Level	1,390	1,490	1,788	2,065	2,304	2,542
80% Income Level	1,854	1,987	2,384	2,754	3,072	3,390
100% Income Level	2,316	2,482	2,980	3,442	3,840	4,236

**2024 Density Bonus Income Limits – California Tax Credit Allocation Committee
for Projects Placing in Service from 5/15/2023 - 3/31/2024**

2024 CTCAC Income Limits Became Effective April 1, 2024

In all cases, income figures are adjusted by household size. **The below table should only be used to income qualify prospective tenants.**

2024 Density Bonus Income Limits - CTCAC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Income Level	27,810	31,800	35,760	39,720	42,900	46,080	49,260	52,440
40% Income Level	37,080	42,400	47,680	52,960	57,200	61,440	65,680	69,920
50% Income Level	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
60% Income Level	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
80% Income Level	74,160	84,800	95,360	105,920	114,400	122,880	131,360	139,840
100% Income Level	92,700	106,000	119,200	132,400	143,000	153,600	164,200	174,800

2024 Density Bonus Maximum Monthly Rent Limits - CTCAC

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
30% Income Level	695	745	894	1,032	1,152	1,271
40% Income Level	927	993	1,192	1,377	1,536	1,695
50% Income Level	1,158	1,241	1,490	1,721	1,920	2,118
60% Income Level	1,390	1,490	1,788	2,065	2,304	2,542
80% Income Level	1,854	1,987	2,384	2,754	3,072	3,390
100% Income Level	2,316	2,482	2,980	3,442	3,840	4,236

**Housing Authority of the County of Monterey: 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	51	57
	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		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 County of Monterey: 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 County of Monterey: Utility Allowances for
Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Other Services
(Effective January 1, 2020 - December 31, 2022)**

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 County of Monterey: Utility Allowances for
Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Other Services
(Effective January 1, 2020 - December 31, 2022)**

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 County of Monterey: 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)