



City of Salinas

2025 Affordable Income and Rent Limits

**Inclusionary, Density Bonus, Salinas Redevelopment Agency (SRA),
Supplemental Educational Revenue Augmentation Funds (SERAF), Housing
Successor Agency (HSA), Permanent Local Housing Allocation Program (PLHA),
HOME Investment Partnerships Program (HOME), and Community Development
Block Grant (CDBG) Programs**

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**Housing Authority of the County of Monterey: Utility Allowances for Energy
Efficient and Non-Energy Efficient Units
(Effective January 1, 2024, thru December 31, 2025)**

City of Salinas

Community Development Department, Housing Division

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Date Published: 7/28/2025



2025 Inclusionary Income and Rent Limits
2025 State Income Limits Effective April 23, 2025
2025 State Area Median Income (AMI) Monterey County = \$104,500

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.**

2025 Inclusionary Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Other_1 (60 %)	60,733	69,433	78,117	86,767	93,733	100,650	107,600	114,550
Low (80%)	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750
Median (100%)	73,150	83,600	94,050	104,500	112,850	121,200	129,600	137,950
Moderate (120%)	87,800	100,300	112,850	125,400	135,450	145,450	155,500	165,550
Workforce (160%)	117,100	133,700	150,450	167,200	180,650	193,950	207,300	220,750

*In 2025, the low-income limits exceed the median-income limits. Please refer to the official State Income Limits for verification and additional information.

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.

2025 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%)	914	1,045	1,175	1,306	1,410	1,515	1,620	1,724
Other_1 (60%)	1,097	1,254	1,410	1,567	1,692	1,818	1,944	2,069
Low (60%)	1,097	1,254	1,410	1,567	1,692	1,818	1,944	2,069
Moderate (110%)	2,011	2,299	2,586	2,873	3,103	3,333	3,564	3,793
Workforce (150%)	2,743	3,135	3,526	3,918	4,231	4,545	4,860	5,173

2025 SRA/SERAF/HSA Income and Rent Limits

2025 State Income Limits Effective April 23, 2025
2025 State Area Median Income (AMI) Monterey County = \$104,500

SRA/SERAF/HSA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	30,400	34,750	39,100	43,400	46,900	50,350	53,850	57,300
Other_1 (40%)	40,500	46,300	52,100	57,850	62,500	67,100	71,750	76,375
Very Low (50%)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Low (80%)	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750
Other_2 (90%)	82,700	94,525	106,325	118,125	127,613	137,050	146,500	155,950
Median (100%)	73,150	83,600	94,050	104,500	112,850	121,200	129,600	137,950
Moderate (120%)	87,800	100,300	112,850	125,400	135,450	145,450	155,500	165,550

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.

2025 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%)	548	627	705	783	846	909	972	1,034
Other_1 (40%)	731	836	940	1,045	1,128	1,212	1,296	1,379
Very Low (50%)	914	1,045	1,175	1,306	1,410	1,515	1,620	1,724
Low (60%)	1,097	1,254	1,410	1,567	1,692	1,818	1,944	2,069
Other_2 (90%)	1,645	1,881	2,116	2,351	2,539	2,727	2,916	3,103
Moderate (110%)	2,011	2,299	2,586	2,873	3,103	3,333	3,564	3,793

2025 PLHA Income and Rent Limits

2025 State Income Limits Effective April 23, 2025
2025 State Area Median Income (AMI) Monterey County = \$104,500

PLHA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	30,360	34,710	39,060	43,380	46,860	50,310	53,790	57,270
Very Low (50%)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Low (80%)	80,960	92,560	104,160	115,680	124,960	134,160	143,440	152,720
Moderate (120%)	87,800	100,300	112,850	125,400	135,450	145,450	155,500	165,550
Moderate (150%)	109,775	125,350	141,050	156,750	169,350	181,825	194,350	206,950

City of Salinas PLHA Program

- The income and rent limits for Extremely Low (30%), Very Low (50%), and Low (80%) households are set based on standards established by the Multifamily Housing Program (MHP). *Please reference the 2025 MTSP Regular Income and Rent Limits for detailed guidance.*
- The income and rent limits for Moderate (120%) and 150% income households are determined based on State Income and Rent Limits. Rents for Moderate (120%) households are calculated at 30% of 110% of the Area Median Income (AMI), adjusted for household size. Rents for Moderate (150%) households are calculated at 30% of 150% of the Area Median Income, also adjusted for household size. *Please reference the 2025 State Income Limits for full details.*
- 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.

2025 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
Subject to the Multifamily Housing Program (MHP)						
Extremely Low (30%)	759	813	976	1,128	1,257	\$1,388
Very Low (50%)	1,265	1,355	1,627	1,880	2,096	2,313
Low (80%)	2,024	2,169	2,604	3,008	3,354	3,702
Subject to State Income Limits						
Moderate (110%)	2,011	2,299	2,586	2,873	3,103	3,333
Moderate (150%)	2,743	3,135	3,526	3,918	4,231	4,545

2025 HOME Income and Rent Limits

2025 HUD Income Limits and Affordable Rents Effective June 1, 2025, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	30,400	34,750	39,100	43,400	46,900	50,350	53,850	57,300
Very Low (50% AMI)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Low (60% AMI)	60,720	69,420	78,120	86,760	93,720	100,620	107,580	114,540
Low (80% AMI)	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750

2025 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.

	SRO 1 Person	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)	NA	1265	1355	1627	1880	2096	2313	2530
High HOME Rent (65% Rent Limit)	1625	1625	1743	2093	2409	2668	2925	3182

2025 CDBG Income and Rent Limits

2025 HUD Income Limits and Affordable Rents Effective June 1, 2025, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	30,400	34,750	39,100	43,400	46,900	50,350	53,850	57,300
Very Low (50% AMI)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Low (80% AMI)	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750

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.

2025 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)	760	868	977	1,085	1,172	1,258	1,346	1,432
Very Low (50% AMI)	1,265	1,446	1,627	1,807	1,952	2,096	2,241	2,386
Low (60% AMI)	1,518	1,735	1,953	2,169	2,343	2,515	2,689	2,863

2025 Density Bonus Income Limits – Health and Safety Code (H&SC), Section 101(c)(1)

2025 State Income Limits Effective April 23, 2025

2025 State Area Median Income (AMI) Monterey County = \$104,500.

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.**

2025 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%)	30,400	34,750	39,100	43,400	46,900	50,350	53,850	57,300
Other_1 (40 %)	40,500	46,300	52,100	57,850	62,500	67,100	71,750	76,375
Very Low (50%)	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
Other_2 (60%)	60,733	69,433	78,117	86,767	93,733	100,650	107,600	114,550
Low (80%)	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750
Median (100%)	73,150	83,600	94,050	104,500	112,850	121,200	129,600	137,950

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 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 are calculated at 30% of 50% of the median income adjusted for household size.
- Rents on affordable units for low-income households (60%) 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 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 are calculated at 30% of 100% of the median income adjusted for household size, with some exceptions per the recorded regulatory agreement

2025 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%)	548	627	705	783	846	909	972	1034
Other_1 (40%)	731	836	940	1045	1128	1212	1296	1379
Very Low (50%)	914	1,045	1,175	1,306	1,410	1,515	1,620	1,724
Other_2(60%)	1,097	1,254	1,410	1,567	1,692	1,818	1,944	2,069

Low (60%)	1,097	1,254	1,410	1,567	1,692	1,818	1,944	2,069
Median (100%)	1,828	2,090	2,351	2,612	2,821	3,030	3,240	3,448

**2025 Density Bonus Income Limits – California Tax Credit Allocation Committee
for Projects Placed in Service on or before 12/31/2008**

2025 CTCAC Income Limits Became Effective April 1, 2025

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

2025 Density Bonus Income Limits - CTCAC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Income Level	30,360	34,710	39,060	43,380	46,860	50,310	53,790	57,270
40% Income Level	40,480	46,280	52,080	57,840	62,480	67,080	71,720	76,360
50% Income Level	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
60% Income Level	60,720	69,420	78,120	86,760	93,720	100,620	107,580	114,540
100% Income Level	101,200	115,700	130,200	144,600	156,200	167,700	179,300	190,900

2025 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	759	813	976	1,128	1,257	1,388
40% Income Level	1,012	1,084	1,302	1,504	1,677	1,851
50% Income Level	1,265	1,355	1,627	1,880	2,096	2,313
60% Income Level	1,518	1,626	1,953	2,256	2,515	2,776
100% Income Level	2,530	2,710	3,254	3,760	4,192	4,626

**2025 Density Bonus Income Limits – California Tax Credit Allocation Committee
for Projects Placing in Service on January 1, 2009, to March 31, 2025**

2025 CTCAC Income Limits Became Effective April 1, 2025

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

2025 Density Bonus Income Limits - CTCAC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Income Level	30,360	34,710	39,060	43,380	46,860	50,310	53,790	57,270
40% Income Level	40,480	46,280	52,080	57,840	62,480	67,080	71,720	76,360
50% Income Level	50,600	57,850	65,100	72,300	78,100	83,850	89,650	95,450
60% Income Level	60,720	69,420	78,120	86,760	93,720	100,620	107,580	114,540
80% Income Level	80,960	92,560	104,160	115,680	124,960	134,160	143,440	152,720
100% Income Level	101,200	115,700	130,200	144,600	156,200	167,700	179,300	190,900

2025 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	759	813	976	1,128	1,257	1,388
40% Income Level	1,012	1,084	1,302	1,504	1,677	1,851
50% Income Level	1,265	1,355	1,627	1,880	2,096	2,313
60% Income Level	1,518	1,626	1,953	2,256	2,515	2,776
80% Income Level	2,024	2,169	2,604	3,008	3,354	3,702
100% Income Level	2,530	2,710	3,254	3,760	4,192	4,626

**Housing Authority of the County of Monterey: Utility Allowances for
Energy Efficient Units (Effective January 1, 2024, thru December 31, 2025)**

Apartments and Townhouses

Utility or Service

		SRO	0 BR	1 BR	2 BR	3 BR	4BR	5BR
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, 2024, thru December 31, 2025)**

Detached House

Utility or Service		Monthly Dollar Allowances					
		0BR	1 BR	2BR	3BR	4BR	5BR
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
Housing Choice Voucher Program, Allowances for Tenant-Purchased Utilities & Other Services
(Effective January 1, 2024, thru December 31, 2025)**

Apartments and Townhouses

Utility or Service		SRO	0 BR	1 BR	2 BR	3 BR	4BR	5BR
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 only applicable if there is not a range.*