



City of Salinas

2026 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

(Utility Allowances Effective February 1, 2026)

City of Salinas

Community Development Department, Housing Division

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Salinas, CA 93901

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2026 Inclusionary Income and Rent Limits

2026 State Income Limits Effective June 23, 2026

2026 State Area Median Income (AMI) Monterey County = \$110,500

The U.S. Department of Housing & Urban Development (HUD) defines "very low income" as less than or equal to 50% of area median income and "Low income" is defined as less than or equal to 80% of area median income. "Moderate income" is 120% of area median income. These income categories are consistent with applicable California affordable housing definitions. In all cases, income figures are adjusted by household size. The table below should only be used to income qualify prospective tenants.

2026 Inclusionary Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)¹	54750	62600	70400	78200	84500	90750	97000	103250
Low (60 %)	65700	75100	84466	93833	101383	108883	116383	123883
Low (80%)²	87600	100100	112600	125100	135150	145150	155150	165150
Median (100%)³	77350	88400	99450	110500	119350	128200	137000	145850
Moderate (120%)⁴	92800	106100	119350	132600	143200	153800	164400	175050

City of Salinas Inclusionary Housing Program

- The maximum rent limits below are calculated using the applicable median income category from the table above, adjusted for household size.
- Rents for affordable units for very low-income households are calculated at 30% of 50% of the median income adjusted for household size.
- Rents for 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 for affordable units for moderate- income households are calculated at 30% of 110% of the median income adjusted for household size.

Note:

- Maximum monthly rent limits are calculated pursuant to California Health and Safety Code Section 50053.
- Maximum allowance for housing cost, including utilities. If the tenant pays a portion or all of the utilities, the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule published by the Housing Authority of the County of Monterey.

2026 Inclusionary Maximum Monthly Rent Limits

	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

¹ Health and Safety Code Section 50105

² Health and Safety Code Section 50079.5

³ Health and Safety Code Section 50093

⁴ Health and Safety Code Section 50093

Very Low (50%)	966	1105	1243	1381	1491	1602	1712	1823
Low (60%)	1160	1326	1491	1657	1790	1923	2055	2187
Moderate (110%)	2127	2431	2734	3038	3282	3525	3767	4010

2026 SRA/SERAF/HSA Income and Rent Limits

2026 State Income Limits Effective June 23, 2026

2026 State Area Median Income (AMI) Monterey County = \$110,500

SRA/SERAF/HSA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)⁵	32850	37550	42250	46900	50700	54450	58200	61950
Very Low (40%)	43800	50075	56325	62550	67600	72600	77600	82600
Very Low (50%)⁶	54750	62600	70400	78200	84500	90750	97000	103250
Low (80%)⁷	87600	100100	112600	125100	135150	145150	155150	165150
Median (90%)	88900	101600	114288	126975	137163	147313	157463	167625
Median (100%)⁸	77350	88400	99450	110500	119350	128200	137000	145850
Moderate (120%)⁹	92800	106100	119350	132600	143200	153800	164400	175050

City of Salinas SRA/SERAF/HAS Program

- The maximum rent limits below are calculated using the applicable median income category from the table above, adjusted for household size.
- Rents on affordable units for extremely low-income households (30%) 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 (80%) 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.

Notes

- Maximum monthly rent limits are calculated pursuant to California Health and Safety Code Section 50053
- Maximum allowance for housing cost, including utilities. If the tenant pays a portion or all of the utilities,

⁵ Health and Safety Code Section 50106

⁶ Health and Safety Code Section 50105

⁷ Health and Safety Code Section 50079.5

⁸ Health and Safety Code Section 50093

⁹ Health and Safety Code Section 50093

the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule published by the Housing Authority of the County of Monterey.

2026 SRA/SERAF/HSA Maximum Monthly Rent Levels

	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%)	580	663	745	828	895	961	1027	1093
Very Low (40%)	773	884	994	1105	1193	1282	1370	1458
Very Low (50%)	966	1105	1243	1381	1491	1602	1712	1823
Low (60%)	1160	1326	1491	1657	1790	1923	2055	2187
Median (90%)	1740	1989	2237	2486	2685	2884	3082	3281
Moderate (110%)	2127	2431	2734	3038	3282	3525	3767	4010

2026 PLHA Income and Rent Limits

2026 State Income Limits Effective June 23, 2026

2026 State Area Median Income (AMI) Monterey County = \$110,500

PLHA Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%)	32850	37560	42240	46920	50700	54450	58200	61950
Very Low (50%)	54750	62600	70400	78200	84500	90750	97000	103250
Low (80%)	87600	100160	112640	125120	135200	145200	155200	165200
Median (100%)	77350	88400	99450	110500	119350	128200	137000	145850
Moderate (120%)	92800	106100	119350	132600	143200	153800	164400	175050
Moderate (150%)	115975	132650	149200	165750	178975	192200	205500	218850

City of Salinas PLHA Program

- Income and rent limits for Extremely Low (30%), Very Low (50%), and Low (80%) income households are based on Multifamily Housing Program (MHP) ¹⁰standards. Please refer to the 2026 MTSP Regular Income and Rent Limits for details.
- Income and rent limits for Moderate (120%) and Moderate (150%) households are based on State Income Limits and Health and Safety Code (H&SC). Rents are calculated at 30% of 110% of AMI for Moderate (120%) and 30% of 150% of AMI for Moderate (150%), adjusted for household size.

Notes

- Maximum monthly rent limits for Moderate Income Categories are calculated pursuant to California Health and Safety Code Section 50053.
- If the tenant pays a portion or all of the utilities, the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule.

¹⁰ <https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/2026-mtsp-regular-limits.pdf>

2026 PLHA Maximum Monthly Rent Levels

	Studio 1 Person	1 Br 2 Person	2 Br 3 Person	3 Br 4 Person	4 Br 5 Person
Subject to on Multifamily Housing Program (MHP)					
Extremely Low (30%)	821	880	1056	1220	1361
Very Low (50%)	1368	1466	1760	2033	2268
Low (80%)	2190	2347	2816	3254	3630
Subject to Health and Safety Code (H&SC)					
Moderate (110%)	2127	2431	2734	3038	3282
Moderate (150%)	2900	3315	3729	4143	4475

2026 HOME Income and Rent Limits
2026 HUD Income Limits and Affordable Rents Effective June 1, 2026, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	32850	37550	42250	46900	50700	54450	58200	61950
Very Low (50% AMI)	54750	62600	70400	78200	84500	90750	97000	103250
Low (60% AMI)	65700	75120	84480	93840	101400	108900	116400	123900
Low (80% AMI)	87600	100100	112600	125100	135150	145150	155150	165150

Note: If the tenant pays a portion or all of the utilities, the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule

2026 HOME Maximum Monthly Rent Levels

	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	1368	1466	1760	2033	2268	2503	2737
High HOME Rent (65% Rent Limit)	1630	1760	1887	2266	2609	2891	3171	3452

2026 CDBG Income and Rent Limits
2026 HUD Income Limits and Affordable Rents Effective June 1, 2026, Salinas, MSA

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30% AMI)	32850	37550	42250	46900	50700	54450	58200	61950
Very Low (50% AMI)	54750	62600	70400	78200	84500	90750	97000	103250
Low (60% AMI)	65700	75120	84480	93840	101400	108900	116400	123900
Low (80% AMI)	87600	100100	112600	125100	135150	145150	155150	165150

City of Salinas CDBG Program

- Rents on affordable units for extremely low-income households (30%) are calculated at 30% of the extremely low-income limit, adjusted for household size.
- Rents on affordable units for very low-income households (50%) are calculated at 30% of the very low-income limit, adjusted for household size.
- Rents on affordable units for low-income households (60%) are calculated at 30% of the low-income limit, adjusted for household size.
- Rents on affordable units for low-income households (80%) are calculated at 30% of the low-income limit, adjusted for household size.

Note:

- If the tenant pays a portion or all of the utilities, the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule

2026 CDBG Maximum Monthly Rent Levels

	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)	821	938	1056	1172	1267	1361	1455	1548
Very Low (50% AMI)	1368	1565	1760	1955	2112	2268	2425	2581
Low (60% AMI)	1642	1878	2112	2346	2535	2722	2910	3097
Low (80% AMI)	2190	2502	2815	3127	3378	3628	3878	4128

2026 Density Bonus Income Limits – Health and Safety Code (H&SC), Section 101(c)(1)

2026 State Income Limits Effective June 23, 2026

2026 State Area Median Income (AMI) Monterey County = \$110,500.

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. These income categories are consistent with applicable California affordable housing definitions. In all cases, income figures are adjusted by household size. **The table below should only be used to income qualify prospective tenants.**

2026 Density Bonus Income Limits – H&SC

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Very Low (50%)¹¹	54750	62600	70400	78200	84500	90750	97000	103250
Low (80%)¹²	87600	100100	112600	125100	135150	145150	155150	165150
Median (100%)	77350	88400	99450	110500	119350	128200	137000	145850
Moderate (120%)	92800	106100	119350	132600	143200	153800	164400	175050

City of Salinas Density Bonus Program

- The median income category in the table above is used to calculate all of the below max rent limits.
- 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 (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 moderate-income households (120%) are calculated at 30% of 110% of the median income adjusted for household size, with some exceptions per the recorded regulatory agreement

Notes

- Maximum monthly rent limits for Moderate Income Categories are calculated pursuant to California Health and Safety Code Section 50053
- If the tenant pays a portion or all of the utilities, the maximum allowable rent must be reduced in accordance with the most recent utility allowance schedule

2026 Density Bonus Maximum Monthly Rent Limits – H&SC

	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%) ¹³	966	1105	1243	1381	1491	1602	1712	1823
Low (60%) ¹⁴	1160	1326	1491	1657	1790	1923	2055	2187
Moderate (110%)	2127	2431	2734	3038	3282	3525	3767	4010

¹¹ Government Code Section 65915(b)(1)(B); Health and Safety Code Section 50105.

¹² Government Code Section 65915(b)(1)(A); Health and Safety Code Section 50079.5.

¹³ Code Section 65915(c)(1)(B); Health and Safety Code Section 50053

¹⁴ Government Code Section 65915(c)(1)(B); Health and Safety Code Section 50053.

Housing Choice Voucher Program

Allowances for Tenant-Purchased Utilities & Other Services FOR ALL AREAS OF MONTEREY COUNTY

LOWRISE APARTMENT COMPLEX (1-4 FLOORS)

Effective February 1, 2026

Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
HEATING							
	a. Natural Gas	\$52	\$63	\$69	\$75	\$80	\$85
	b. Bottle Gas	\$66	\$77	\$82	\$87	\$93	\$98
	c. Electric Resistance	\$47	\$57	\$71	\$84	\$98	\$111
	d. Electric Heat Pump	\$35	\$43	\$52	\$58	\$64	\$71
COOKING							
	a. Natural Gas	\$6	\$7	\$10	\$13	\$16	\$19
	b. Bottle Gas	\$8	\$9	\$13	\$18	\$22	\$26
	c. Electric	\$11	\$14	\$20	\$30	\$37	\$44
OTHER ELECTRIC							
Other Electric		\$49	\$58	\$82	\$106	\$135	\$163
AIR CONDITIONING							
Air Conditioning		\$1	\$1	\$2	\$3	\$3	\$4
WATER HEATING							
	a. Natural Gas	\$16	\$19	\$28	\$38	\$48	\$58
	b. Bottle Gas	\$22	\$26	\$37	\$48	\$60	\$71
	c. Electric	\$34	\$41	\$58	\$71	\$84	\$97
WATER / SEWER / TRASH							
Water		\$42	\$44	\$64	\$97	\$135	\$177
Sewer		\$68	\$68	\$68	\$68	\$68	\$68
Trash Collection		\$40	\$40	\$40	\$40	\$40	\$40
CREDITS & APPLIANCES							
Electric Credit**		-\$10	-\$10	-\$10	-\$10	-\$10	-\$10
Natural Gas Credit**		-\$6	-\$6	-\$6	-\$6	-\$6	-\$6
Range / Microwave*		\$22	\$22	\$22	\$22	\$22	\$22
Refrigerator*		\$25	\$25	\$25	\$25	\$25	\$25

Housing Choice Voucher Program

Allowances for Tenant-Purchased Utilities & Other Services FOR ALL AREAS OF MONTEREY COUNTY

SINGLE FAMILY HOUSE

Effective February 1, 2026

Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
HEATING							
	a. Natural Gas	\$48	\$59	\$69	\$78	\$87	\$96
	b. Bottle Gas	\$62	\$73	\$82	\$91	\$100	\$109
	c. Electric Resistance	\$71	\$83	\$96	\$108	\$120	\$133
	d. Electric Heat Pump	\$41	\$48	\$57	\$64	\$71	\$79
COOKING							
	a. Natural Gas	\$6	\$7	\$10	\$13	\$16	\$19
	b. Bottle Gas	\$8	\$9	\$13	\$18	\$22	\$26
	c. Electric	\$11	\$14	\$22	\$30	\$37	\$44
OTHER ELECTRIC							
Other Electric		\$59	\$70	\$100	\$133	\$167	\$201
AIR CONDITIONING							
Air Conditioning		\$1	\$1	\$2	\$4	\$5	\$6
WATER HEATING							
	a. Natural Gas	\$16	\$19	\$28	\$38	\$48	\$58
	b. Bottle Gas	\$22	\$26	\$37	\$48	\$60	\$71
	c. Electric	\$34	\$43	\$59	\$71	\$84	\$97
WATER / SEWER / TRASH							
Water		\$42	\$44	\$64	\$97	\$135	\$177
Sewer		\$68	\$68	\$68	\$68	\$68	\$68
Trash Collection		\$40	\$40	\$40	\$40	\$40	\$40
CREDITS & APPLIANCES							
Electric Credit**		-\$10	-\$10	-\$10	-\$10	-\$10	-\$10

Natural Gas Credit**		-\$6	-\$6	-\$6	-\$6	-\$6	-\$6
Range / Microwave*		\$22	\$22	\$22	\$22	\$22	\$22
Refrigerator*		\$25	\$25	\$25	\$25	\$25	\$25

Housing Choice Voucher Program
Allowances for Tenant-Purchased Utilities & Other Services FOR ALL AREAS OF MONTEREY COUNTY

SINGLE FAMILY ATTACHED

Effective February 1, 2026

Utility or Service		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
HEATING							
	a. Natural Gas	\$45	\$55	\$63	\$71	\$78	\$86
	b. Bottle Gas	\$58	\$68	\$76	\$83	\$91	\$98
	c. Electric Resistance	\$47	\$57	\$71	\$84	\$98	\$111
	d. Electric Heat Pump	\$33	\$41	\$49	\$55	\$61	\$67
COOKING							
	a. Natural Gas	\$6	\$7	\$10	\$13	\$16	\$19
	b. Bottle Gas	\$8	\$9	\$13	\$18	\$22	\$26
	c. Electric	\$11	\$14	\$20	\$30	\$37	\$44
OTHER ELECTRIC							
Other Electric		\$51	\$60	\$85	\$111	\$140	\$169
AIR CONDITIONING							
Air Conditioning		\$1	\$1	\$2	\$3	\$4	\$5
WATER HEATING							
	a. Natural Gas	\$16	\$19	\$28	\$38	\$48	\$58
	b. Bottle Gas	\$22	\$26	\$37	\$48	\$60	\$71
	c. Electric	\$34	\$41	\$59	\$71	\$84	\$97
WATER / SEWER / TRASH							
Water		\$42	\$44	\$64	\$97	\$135	\$177
Sewer		\$68	\$68	\$68	\$68	\$68	\$68
Trash Collection		\$40	\$40	\$40	\$40	\$40	\$40

CREDITS & APPLIANCES							
Electric Credit**		-\$10	-\$10	-\$10	-\$10	-\$10	-\$10
Natural Gas Credit**		-\$6	-\$6	-\$6	-\$6	-\$6	-\$6
Range / Microwave*		\$22	\$22	\$22	\$22	\$22	\$22
Refrigerator*		\$25	\$25	\$25	\$25	\$25	\$25