



Annual income limits	HCD 2024 Income Limits - Monterey County (effective May 9, 2024)							
	No. of people/ Income Limits	Acutely Low (0-15%)	Extremely Low (16-30%)	Very Low (31-50%)	Low (51-80%)	Median (81-100%)	Moderate (101-120%)	
	1	10,850	27,800	46,350	74,150	72,250	86,700	
	2	12,400	31,800	53,000	84,800	82,550	99,100	
	3	13,950	35,750	59,600	95,400	92,900	111,450	
	4	15,500	39,700	66,200	105,950	103,200	123,850	
	5	16,750	42,900	71,500	114,450	111,450	133,750	
	6	18,000	46,100	76,800	122,950	119,700	143,650	
	7	19,200	49,250	82,100	131,400	127,950	153,550	
	8	20,450	52,720	87,400	139,900	136,200	163,500	

Monthly income limits	HCD 2024 Monthly Income Limits - Monterey County (effective May 9, 2024)							
	No. of people/ Income Limits	Acutely Low (0-15%)	Extremely Low (16-30%)	Very Low (31-50%)	Low (51-80%)	Median (81-100%)	Moderate (101-120%)	
	1	904	2,317	3,863	6,179	6,021	7,225	
	2	1,033	2,650	4,417	7,067	6,879	8,258	
	3	1,163	2,979	4,967	7,950	7,742	9,288	
	4	1,292	3,308	5,517	8,829	8,600	10,321	
	5	1,396	3,575	5,958	9,538	9,288	11,146	
	6	1,500	3,842	6,400	10,246	9,975	11,971	
	7	1,600	4,104	6,842	10,950	10,663	12,796	
	8	1,704	4,393	7,283	11,658	11,350	13,625	

HCD Monthly rent limits	HCD-based monthly rental limits for 2024 Occupancy assumption (Number of bedrooms +1)							
	Bedrooms (People)/ Rent Limits	Acutely Low (0-15%)	Extremely Low (16-30%)	Very Low (31-50%)	Low (51-80%)	Median (81-100%)	Moderate (101-120%)	
	Efficiency/studio (1)	271	695	1,159	1,854	1,806	2,168	
	1 bedroom (2)	310	795	1,325	2,120	2,064	2,478	
	2 bedroom (3)	349	894	1,490	2,385	2,323	2,786	
	3 bedroom (4)	388	993	1,655	2,649	2,580	3,096	
	4 bedroom (5)	419	1,073	1,788	2,861	2,786	3,344	
	5 bedroom (6)	450	1,153	1,920	3,074	2,993	3,591	
	6 bedroom (7)	480	1,231	2,053	3,285	3,199	3,839	
	7 bedroom (8)	511	1,318	2,185	3,498	3,405	4,088	

To calculate rents, it is important to note the following:

- If **the tenant pays utilities**, then the maximum **rent shall be reduced** by the Housing Authority of the County of Monterey most recently calculated utility allowances. You can find these allowances at the end of this memo in Appendix I.
- The City is providing below two ways to calculate maximum rent, either using state guidelines (HCD) or using federal (HUD) provided guidelines.
- HUD and HCD income limits and occupancy assumptions are the same for up to and including two-bedroom units.
- For reference FY 2023 Income Limits are at the end of this memo.

Annual income limits	HUD 2024 Income Limits - Salinas MSA (effective May 1, 2024)				
	No. of people/ Income Limits	Extremely Low (0-30%)	Very Low (31-50%)	Lower (51-60%)	Low (61-80%)
	1	27,800	46,350	55,620	74,150
	2	31,800	53,000	63,600	84,800
	3	35,750	59,600	71,520	95,400
	4	39,700	66,200	79,440	105,950
	5	42,900	71,500	85,800	114,450
	6	46,100	76,800	92,160	122,950
	7	49,250	82,100	98,520	131,400
	8	52,450	87,400	104,880	139,900

Monthly income limits	HUD 2024 Monthly Income Limits - Salinas MSA (effective May 1, 2024)				
	No. of people/ Income Limits	Extremely Low (0-30%)	Very Low (31-50%)	Lower (51-60%)	Low (61-80%)
	1	2,317	3,863	4,635	6,179
	2	2,650	4,417	5,300	7,067
	3	2,979	4,967	5,960	7,950
	4	3,308	5,517	6,620	8,829
	5	3,575	5,958	7,150	9,538
	6	3,842	6,400	7,680	10,246
	7	4,104	6,842	8,210	10,950
	8	4,371	7,283	8,740	11,658

HUD Monthly rent limits	CDBG 2024 Occupancy assumption (No. of bedrooms * 1.5)				
	Bedrooms (People)/ Rent Limits	Extremely Low (0-30%)	Very Low (31-50%)	Lower (51-60%)	Low (61-80%)
	Efficiency/studio (1)	695	1,159	1,391	1,854
	1 bedroom (1.5)	795	1,325	1,590	2,120
	2 bedroom (3)	894	1,490	1,788	2,385
	3 bedroom (4.5)	993	1,655	1,986	2,649
	4 bedroom (6)	1,073	1,788	2,145	2,861
	5 bedroom (7.5)	1,153	1,920	2,304	3,074
	6 bedroom (9)	1,231	2,053	2,463	3,285
	7 bedroom (10.5)	1,311	2,185	2,622	3,498

Data Sources

1. California Department of Housing and Community Development (HCD) Income Limits 2024:
 - A. HCD Income Limits 2024 (effective May 9, 2024)
 - B. HCD CDBG Income Limits 2024 (effective May 1, 2024)
2. U.S. Department of Housing and Urban Development (HUD) Income Limits 2024:
 - A. HUD CDBG Income Limits 2024 (effective May 1, 2024)
 - i. Housing is considered affordable when housing costs do not exceed more than 30% of the household's gross income.
 - ii. Households spending 30% or more of their gross income on housing expenses like rent or mortgage and utilities are considered cost-burdened.
 - iii. Households spending 50% or more are classified as severely cost-burdened.