



City of Pacific Grove

Community Development Department - Housing Division
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MEMORANDUM

TO: Mayor, City Council, and Planning Commission

CC: City Manager, Finance, CDD Staff

FROM: Housing Division, Community Development Department

DATE: July 5, 2023

SUBJECT: 2023 STATE AND FEDERAL INCOME LIMITS

Please find below the 2023 updated income limits effective June 6, 2023 (**as per the California Department of Housing and Community Development “HCD”**) and June 15, 2023 (**as per the U.S. Department of Housing and Urban Development “HUD”**). These guidelines are crucial for assessing eligibility in City housing programs funded through state and federal income including the Community Development Block Grant Program (CDBG) and Permanent Local Housing Allocation Program (PLHA).

The charts on the following page detail updated income limits. The “annual income” line displays annual household income levels based on household size, while the “monthly income” line represents the households’ gross monthly income before deductions. The “30% of monthly” line indicates the maximum percentage of gross income recommended that households allocate towards rent or mortgage, including utilities, to meet affordability standards.

*HUD 2023 Income limits, effective June 15, 2023, Salinas MSA								
Number in Household	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low (0-30%)								
Annual Income	25,300	28,900	32,500	36,100	39,000	41,900	44,800	47,700
Monthly Income	2,108	2,408	2,708	3,008	3,250	3,492	3,733	3,975
30% of Monthly	633	723	813	903	975	1,048	1,120	1,193
Very Low (31-50%)								
Annual Income	42,150	48,200	54,200	60,200	65,050	69,850	74,650	79,500
Monthly Income	3,513	4,017	4,517	5,017	5,421	5,821	6,221	6,625
30% of Monthly	1,054	1,205	1,355	1,505	1,626	1,746	1,866	1,988
Lower (51-60%)								
Annual Income	50,580	57,840	65,040	72,240	78,060	83,820	89,580	95,400
Monthly Income	4,215	4,820	5,420	6,020	6,505	6,985	7,465	7,950
30% of Monthly	1,265	1,446	1,626	1,806	1,952	2,096	2,240	2,385
Low (61-80%)								
Annual Income	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200
Monthly Income	5,621	6,425	7,229	8,029	8,675	9,317	9,958	10,600
30% of Monthly	1,686	1,928	2,169	2,409	2,603	2,795	2,988	3,180

*HUD income limits are based on the Salinas Metropolitan Statistical Area (MSA). This includes the City of Pacific Grove.

*HCD 2023 Income limits, effective June 6, 2023, Monterey County								
Number in Household	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Acutely Low (0-15%)								
Annual Income	10,550	12,050	13,550	15,050	16,250	17,450	18,650	19,850
Monthly Income	879	1,004	1,129	1,254	1,354	1,454	1,554	1,654
30% of Monthly	264	301	339	376	406	436	466	496
Extremely Low (16-30%)								
Annual Income	25,300	28,900	32,500	36,100	39,000	41,900	45,420	50,560
Monthly Income	2,108	2,408	2,708	3,008	3,250	3,492	3,785	4,213
30% of Monthly	633	723	813	903	975	1,048	1,136	1,264
Very Low (31-50%)								
Annual Income	42,150	48,200	54,200	60,200	65,050	69,850	74,650	79,500
Monthly Income	3,513	4,017	4,517	5,017	5,421	5,821	6,221	6,625
30% of Monthly	1,054	1,205	1,355	1,505	1,626	1,746	1,866	1,988
Low (51-80%)								
Annual Income	67,450	77,100	86,750	96,350	104,100	111,800	119,500	127,200
Monthly Income	5,621	6,425	7,229	8,029	8,675	9,317	9,958	10,600
30% of Monthly	1,686	1,928	2,169	2,409	2,603	2,795	2,988	3,180
Median (81-100%)								
Annual Income	70,300	80,300	90,350	100,400	108,450	116,450	124,500	132,550
Monthly Income	5,858	6,692	7,529	8,367	9,038	9,704	10,375	11,046
30% of Monthly	1,758	2,008	2,259	2,510	2,711	2,911	3,113	3,314
Moderate (101-120%)								
Annual Income	84,350	96,400	108,450	120,500	130,150	139,800	149,400	159,050
Monthly Income	7,029	8,033	9,038	10,042	10,846	11,650	12,450	13,254
30% of Monthly	2,109	2,410	2,711	3,013	3,254	3,495	3,735	3,976

*HCD income limits for Monterey County include all the Cities, including the City of Pacific Grove.

Note: Housing is considered affordable when rent or mortgage, plus utilities, do not exceed more than 30% of the household's gross income. Households spending 30% or more of their gross income on housing expenses like rent or mortgage and utilities are considered *cost burdened*. Households spending 50% or more are considered *severely cost burdened*.

City of Pacific Grove Fair Housing Statement: The City of Pacific Grove promotes fair housing and makes all its programs available to low- and moderate-income families regardless of age, race, color, religion, sex, national origin, sexual orientation, marital status, or handicap.

Data Sources

1. California Department of Housing and Community Development (HCD) Income Limits 2023:
<https://www.hcd.ca.gov/sites/default/files/docs/grants-and-funding/income-limits-2023.pdf>.
2. U.S. Department of Housing and Urban Development (HUD) CDBG Income Limits:
<https://www.hudexchange.info/resource/5334/cdbg-income-limits/>.