



City of Pacific Grove
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
HOUSING DIVISION
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MEMORANDUM

TO: Mayor and City Council, Planning Commission, City Staff
FROM: Housing Division
DATE: September 28, 2018
SUBJECT: **2018 INCOME GUIDELINES FOR HOUSING PROGRAMS**

The following table reflects the recently received HUD CDBG income guidelines for Pacific Grove and Monterey County effective June 1, 2018. Income levels are used to define eligibility for City affordable housing and rehabilitation loan programs. These figures will be used until updated by HUD in 2019. Note: Median and Moderate Income levels are based on State HCD Income Limits effective 4/1/18.

| | NUMBER OF PEOPLE IN HOUSEHOLD | | | | | |
|------------------------|--------------------------------------|----------|----------|---------------|----------|----------|
| MAXIMUM INCOME | 1 | 2 | 3 | 4 | 5 | 6 |
| EXTREMELY LOW | | | | | | |
| Annual (\$) | 17,550 | 20,050 | 22,550 | 25,050 | 27,100 | 29,100 |
| Monthly (\$) | 1,463 | 1,671 | 1,879 | 2,088 | 2,258 | 2,425 |
| 30% of Monthly (\$) | 439 | 501 | 564 | 626 | 678 | 728 |
| VERY LOW INCOME | | | | | | |
| Annual (\$) | 29,250 | 33,400 | 37,600 | 41,750 | 45,100 | 48,450 |
| Monthly (\$) | 2,438 | 2,783 | 3,133 | 3,479 | 3,758 | 4,038 |
| 30% of Monthly (\$) | 731 | 835 | 940 | 1,044 | 1,128 | 1,211 |
| LOWER INCOME | | | | | | |
| Annual (\$) | 38,580 | 44,100 | 49,620 | 55,080 | 59,520 | 63,900 |
| Monthly (\$) | 3,215 | 3,675 | 4,135 | 4,590 | 4,960 | 5,325 |
| 30% of Monthly (\$) | 965 | 1,103 | 1,241 | 1,377 | 1,488 | 1,598 |
| LOW INCOME | | | | | | |
| Annual (\$) | 46,800 | 53,450 | 60,150 | 66,800 | 72,150 | 77,500 |
| Monthly (\$) | 3,900 | 4,454 | 5,013 | 5,567 | 6,013 | 6,458 |
| 30% of Monthly (\$) | 1,170 | 1,336 | 1,504 | 1,670 | 1,804 | 1,938 |
| *MEDIAN INCOME | | | | | | |
| Annual (\$) | 48,350 | 55,300 | 62,200 | 69,100 | 74,650 | 80,150 |
| Monthly (\$) | 4,029 | 4,608 | 5,183 | 5,758 | 6,221 | 6,679 |
| 30% of Monthly | 1,209 | 1,383 | 1,555 | 1,728 | 1,866 | 2,004 |
| *MODERATE | | | | | | |
| Annual (\$) | 57,700 | 65,950 | 74,200 | 82,450 | 89,050 | 95,650 |
| Monthly (\$) | 4,808 | 5,496 | 6,183 | 6,871 | 7,421 | 7,971 |
| 30% of Monthly (\$) | 1,443 | 1,649 | 1,855 | 2,061 | 2,226 | 2,391 |

*State HCD Income Limits Effective 4/1/18