



2010 Income Limits

The San Luis Obispo County Housing Trust Fund (HTF) generally uses the income limits set by the US Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) to define low and moderate income¹ households. These income limits are used for most federal, state and local housing programs. They are also used for targeting affordable housing units in local housing elements. The Workforce income limits have been adopted by the HTF and County of San Luis Obispo.

Income from almost all sources must be included when qualifying tenants and home buyers using the HUD/HCD income limits. The incomes are calculated based upon the current monthly income and projected for the upcoming year. Detailed information on how to calculate income can be found in HUD’s Technical Guide for Determining Income and Allowances for the HOME Program, <http://170.97.67.13/offices/cpd/affordablehousing/library/modelguides/1780.pdf>. The HTF accepts the income verifications used by whoever regulates the affordable units.

The HUD/HCD income limits are generally updated in the spring of each year. The current income limits are as follows:

Persons in Family	Extremely Low Income (30% of AMI ²)	Very Low Income (50% of AMI)	Lower Income (80% of AMI)	Moderate Income (120% of AMI)	Workforce Income (160% of AMI)
1	15,250	25,400	40,600	60,900	81,200
2	17,400	29,000	46,400	69,600	92,800
3	19,600	32,650	52,200	78,300	104,400
4	21,750	36,250	58,000	87,000	116,000
5	23,500	39,150	62,650	93,950	125,300
6	25,250	42,050	67,300	100,900	134,600
7	27,000	44,950	71,950	107,900	143,900
8	28,750	47,850	76,600	114,850	153,200

Rev June 17, 2010

¹ The terms “low” and “lower” income are used interchangeably. HUD also uses the term “low and moderate income” for households that earn up to 80% of AMI.

² AMI means area median income. AMI is adjusted for households size.