



2012 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.² 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 ⁴)	Very Low Income (50% of AMI)	Lower Income (80% of AMI)	Moderate Income³ (120% of AMI)	Workforce Income (160% of AMI)
1	\$15,850	\$26,400	\$42,250	\$63,400	\$84,500
2	\$18,100	\$30,200	\$48,250	\$72,400	\$96,500
3	\$20,350	\$33,950	\$54,300	\$81,400	\$108,600
4	\$22,600	\$37,700	\$60,300	\$90,400	\$120,600
5	\$24,450	\$40,750	\$65,150	\$97,800	\$130,300
6	\$26,250	\$43,750	\$69,950	\$105,000	\$139,900
7	\$28,050	\$46,750	\$74,800	\$112,200	\$149,600
8	\$29,850	\$49,800	\$79,600	\$119,400	\$159,200

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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 Available online at www.hud.gov/offices/cpd/affordablehousing/library/modelguides/2005/1780.pdf. (new URL)

³ Estimates – HCD has not released its moderate income limits. The listed figure may be off by \$50 due to rounding errors.

⁴ AMI means area median income. AMI is adjusted for household size.