



## 2016 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/or the California Department of Housing and Community Development (HCD). While the HUD and HCD income limits are usually the same, HUD reduces its income limits when the area median income drops and HCD does not. This year, the limits for the extremely low through lower income level are the same. HCD sets moderate income limits and San Luis Obispo County sets workforce income limits based on the HUD limits. New limits generally come out between February and April each year.

Persons in Household	Extremely Low Income (30% of AMI <sup>1</sup> )	Very Low Income (50% of AMI)	Lower Income (80% of AMI) <sup>2</sup>	Moderate Income (120% of AMI)	Workforce Income (160% of AMI)
1	\$16,250	\$27,000	\$43,200	\$64,750	\$86,320
2	\$18,550	\$30,850	\$49,400	\$74,000	\$98,720
3	\$20,850	\$34,700	\$55,550	\$83,250	\$111,040
4	\$24,250	\$38,550	\$61,700	\$92,500	\$123,360
5	\$28,410	\$41,650	\$66,650	\$99,900	\$133,040
6	\$32,570	\$44,750	\$71,600	\$107,300	\$143,120
7	\$36,730	\$47,850	\$76,550	\$114,700	\$152,960
8	\$40,890	\$50,900	\$81,450	\$122,100	\$162,800

Effective 5/24/16

**CalHFA and USDA Loans** – The California Housing Finance Agency (CalHFA) and US Department of Agriculture (USDA) have home loan programs with higher income limits for moderate income home buyers. When these programs are used, the HTF may accept their income limits.<sup>3</sup> The USDA currently allows households with up to four persons to earn \$88,700 per year (rev 6/15/16). Larger households may earn up to \$117,100. CalHFA uses a variety of different income limits for its loan programs. For The current income limits for CalHFA’s Mortgage Credit Certificate (MCC) program are \$91,680 for a one or two person household and \$106,960 for larger households (rev 7/15/16).

Income from almost all sources must generally 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 example of how to calculate income can be found in HUD’s Technical Guide for Determining Income and Allowances for the HOME Program.<sup>4</sup> This guide does not apply for all programs, but is a good place to start. The HTF will accept the income standards and verifications used by whatever agency regulates the affordable units we finance.

<sup>1</sup> AMI means area median income. AMI is adjusted for household size.

<sup>2</sup> 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. HUD does not recognize the 120% of AMI level as moderate income.

<sup>3</sup> If we finance a project using funds that have specific income limits, we will follow those limits.

<sup>4</sup> [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/library/modelguides/2005/1780](http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/library/modelguides/2005/1780)