



Affordable Housing Standards For Previously Approved Projects

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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This bulletin summarizes the county's affordable housing standards for previously approved projects. It applies to projects approved by the County, and to subdivision applications accepted for processing, prior to the following dates: January 2007 for Inland area, or July 2009 for Coastal Zone area.

Income limits:

The state defines family income groups as follows: **"Very Low Income"** is defined by Health and Safety Code Section 50105 as 50% of county median income; **"Lower Income"** is defined by Health and Safety Code Section 50079.5 as 80% of county median income; **"Moderate Income"** is defined by Health and Safety Code Section 50093 as 120% of county median income. Effective April 26, 2021 the income limits for San Luis Obispo County are shown below:

Persons in Household	Very Low Income	Low Income	Median Income	Moderate Income
1	\$34,250	\$54,800	\$68,450	\$82,150
2	\$39,150	\$62,600	\$78,250	\$93,900
3	\$44,050	\$70,450	\$88,000	\$105,600
4	\$48,900	\$78,250	\$97,800	\$117,350
5	\$52,850	\$84,550	\$105,600	\$126,750
6	\$56,750	\$90,800	\$113,450	\$136,150
7	\$60,650	\$97,050	\$121,250	\$145,500
8	\$64,550	\$103,300	\$129,100	\$154,900

Rents

Monthly Rents (1)			
Unit Size (Bedrooms)	Very Low Income	Lower Income	*Moderate Income
Studio	\$855.63	\$1,026.75	\$1,166.00
1	\$978.13	\$1,173.75	\$1,263.00
2	\$1,100.00	\$1,320.00	\$1,665.00
3	\$1,320.00	\$1,584.00	\$2,383.00
4	\$1,418.13	\$1,701.75	\$2,877.00

Note 1: The maximum rent limits shown above do not include adjustments for utilities. Refer to the utility allowance bulletin posted on the website of the Housing Authority of the City of San Luis Obispo.

* Fair Market Rate - released annually by HUD (effective October 1, 2020)

Note 2: Maximum sales prices shown above are based on assumption that special financing is not committed to project, and therefore, reflect 11th District Cost of Funds Index of 0.343%, which is effective through June 2021, according to the Federal Home Loan Bank for San Francisco (interest rate hotline: 415-616-2600, and www.fhlbsf.com/resource-center/cofi/default.aspx)