Affordable Housing Standards

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
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This bulletin summarizes the county's affordable housing standards including maximum household incomes, home purchase prices and rents. It applies to new projects in both the Coastal and Inland portions of the County.

Income limits: The state defines family income groups as follows:

Acutely Low is defined by Section 50063.5 as 30% times 15% of county median income adjusted for family size appropriate for the unit
Extremely Low is defined by Section 50106 as 30% of county median income
Very Low Income is defined by Section 50105 as 50% of county median income
Low Income is defined by Section 50079.5 as 80% of county median income
Moderate Income is defined by Section 50093 as 120% of county median income
Workforce is defined by Title 22 of the County Code as 160% of county median income

The following income limits are effective as of May 29, 2026 (HCD annual update document)**:**

Official State Income Limits for 2026 (Effective May 29, 2026) | California Department of Housing and Community Development

Persons in Household	Acutely Low	Extremely Low	Very Low Income	Low Income	Median Income	Moderate Income	Workforce
1	$13,600	$32,100	$53,500	$85,700	$90,700	$108,850	$145,120
2	$15,550	$36,700	$61,150	$97,950	$103,700	$124,400	$165,920
3	$17,500	$41,300	$68,800	$110,200	$116,650	$139,950	$186,640
4	$19,450	$45,850	$76,450	$122,400	$129,600	$155,500	$207,360
5	$21,000	$49,550	$82,550	$132,200	$139,950	$167,950	$223,920
6	$22,550	$53,200	$88,700	$142,000	$150,350	$180,400	$240,560
7	$24,100	$56,900	$94,800	$151,800	$160,700	$192,800	$257,120
8	$25,650	$60,550	$100,900	$161,600	$171,050	$205,250	$273,680

Sample maximum sales prices: (see footnotes)

Unit Size (Bedrooms)	Acutely Low	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	24,000	$66,000	$120,000	$179,000	$344,000	$476,000
1	30,000	$78,000	$140,000	$208,000	$396,000	$547,000
2	36,000	$90,000	$163,000	$236,000	$448,000	$618,000
3	42,000	$100,000	$183,000	$264,000	$500,000	$688,000
4	47,000	$110,000	$199,000	$287,000	$541,000	$745,000

Note 1: Homeowner association due (HOA) assumption per month is 150.00
Note 2: Mortgage financing assumed at a fixed rate for 30 years (HSH Associates) is 6.66%
Note 3: Prices shown are preliminary estimates and may be revised. Round to the nearest 1000th.
Note 4: Actual sales price limits will be determined by the County on a case-by-case basis.

Maximum rents: (see footnotes)

Unit Size (Bedrooms)	Acutely Low	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Workforce
Studio	$340	$680	$1,134	$1,361	$2,494	$3,401
1	$389	$778	$1,296	$1,556	$2,852	$3,889
2	$437	$875	$1,458	$1,750	$3,208	$4,374
3	$486	$972	$1,620	$1,944	$3,564	$4,860
4	$525	$1,050	$1,749	$2,099	$3,849	$5,248

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.

Note 2: Rent limits are updated when the State issues its annual update to median incomes, generally in April of each year.