Affordable Housing Standards For Previously Approved Projects

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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 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

The following income limits are effective as of May 29, 2026

Persons in Household	Very Low Income	Low Income	Median Income	Moderate Income
1	$53,500	$85,700	$90,700	$108,850
2	$61,150	$97,950	$103,700	$124,400
3	$68,800	$110,200	$116,650	$139,950
4	$76,450	$122,400	$129,600	$155,500
5	$82,550	$132,200	$139,950	$167,950
6	$88,700	$142,000	$150,350	$180,400
7	$94,800	$151,800	$160,700	$192,800
8	$100,900	$161,600	$171,050	$205,250

Maximum rents

Monthly Rents (1)			
Unit Size (Bedrooms)	Very Low Income	Low Income	*Moderate Income
Studio	$1,134	$1,361	$1,842
1	$1,296	$1,556	$2,036
2	$1,458	$1,750	$2,671
3	$1,744	$2,093	$3,584
4	$1,879	$2,255	$4,105

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 May 21, 2026

Source: HUD Fair Market Rents (FMRs) By State, County, and Metropolitan Areas | HUD USER