

Appendix B

Maximum Household Income Limits

To be eligible for a South Coast Workforce Homebuyer Program Down Payment Loan, the applicant's total household income cannot exceed 210%¹ of the Area Median Income (AMI) for Santa Barbara County households, adjusted for the category of household size. Area Median Income is determined annually by the U.S. Department of Housing and Urban Development and adopted by the State Department of Housing and Community Development, using a 'hold harmless' policy that does not lower maximum incomes if the area median income declines.

The combined income of all household members 18 years old or older who will be living in the home must be included in calculating the applicant's total household income. To be considered a member of the household, individuals must be either:

- On the title and loan of the home;
- Claimed as a dependent on the tax returns of the household member who will appear on the title and Housing Trust Fund loan; or
- Any other household member 18 years of age or older earning an income. However, the income of full-time students who are dependents is excluded.

In April 2021 the Area Family Median Income published by HUD for a family of four is \$90,100.² HTF will use the State Department of Housing and Community Development income limits for 2021. Therefore, an eligible family of four could earn a maximum of \$189,210 annually or rounded to \$189,200. The Housing Trust Fund uses two household size categories for the South Coast Workforce Homebuyer Program, as follows:

2021 Maximum Income Limits

South Coast Workforce Homebuyer Program

1-4 Person Households: \$189,200 maximum income (income rounded to nearest \$100)

5-8 Person Households: \$249,800 maximum income (income rounded to the nearest \$100)

Applicants of Resale Restricted Affordable Homes

Applicants who are purchasing resale restricted affordable homes located within the South Coast or Santa Ynez Valley region must be low, moderate, middle or upper middle-income households that meet the maximum income standards of the local jurisdiction operating the affordable homeownership program. Typically, the maximum income standards for 2021 would be based on earning no more than 80% of AMI for low-income, 120% of AMI for moderate and either 160% of AMI or 200% of AMI for upper moderate (depending on the jurisdiction's program), adjusted for household size.

¹ Borrowers purchasing resale restricted affordable homes must meet the household income requirements of the local jurisdiction operating the affordable housing program.

² Calculated by HUD methodology and published annually.

We have calculated the maximum incomes for each category for resale restricted homes using the State HCD income limits below. However, each jurisdiction may have varying income guidelines, and local jurisdictions may use HUD standards rather than State HCD ‘Hold Harmless’ policy. It is the applicant’s responsibility to check with the local jurisdiction to determine the maximum income limits for purchasing a resale restricted home under their affordable homeownership program.

2021 Maximum Incomes

Resale Restricted Homes³

FY 2021 Income Limit Category	1 Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Low (80%) Income Limits ⁴	\$70,050	\$80,050	\$90,050	\$100,050	\$108,100	\$116,100	\$124,100	\$132,100
Median (100%) Income Limits	\$63,050	\$72,100	\$81,100	\$90,100	\$97,300	\$104,500	\$111,700	\$118,950
Moderate (120%) Income Limits	\$75,650	\$86,500	\$97,300	\$108,100	\$116,750	\$125,400	\$134,050	\$142,700
Upper Moderate (160%) Income Limits	\$100,880	\$115,400	\$129,800	\$144,200	\$155,700	\$167,200	\$178,700	\$190,300
Alternative Upper Moderate (200%) Income Limits	\$126,100	\$144,200	\$162,200	\$180,200	\$194,600	\$209,000	\$223,400	\$237,900

³ Please check with the local jurisdiction to determine the maximum income eligibility for purchasing a resale restricted home.

⁴ Maximum low-income household incomes are higher than the median income, due to HUD methodology and allowances for high cost housing market areas such as Santa Barbara County.