

2018 Maximum Income Eligibility for LUBBOCK COUNTY, TEXAS

		Lubbock County, Texas							
		Effective June 2018				HOUSEHOLD SIZE			
		1	2	3	4	5	6	7	8
Median Income: \$63,200									
Median Income:		\$44,250	\$50,570	\$56,875	\$63,200	\$68,250	\$73,315	\$78,375	\$83,440
80%		\$35,400	\$40,450	\$45,550	\$50,550	\$54,600	\$58,650	\$62,700	\$66,750
60%		\$26,550	\$30,350	\$34,125	\$37,920	\$40,950	\$43,990	\$47,025	\$50,065
50%		\$22,150	\$25,300	\$28,450	\$31,600	\$34,150	\$36,700	\$39,200	\$41,750
30%		\$13,300	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740	\$38,060	\$41,750

These income guidelines are in effect until revised by HUD.

Gross income is important and we use it to determine the following:

1. Income qualifications – gross income is compared to the HUD guidelines for 30 to 60% of AMI, not to exceed 80% of AMI.
2. Housing Burden – LHFH does not cost burden a family for a mortgage payment over 30%.
3. Debt-to-income ratio- As a basis for determining the debt to income ratio, which is a maximum of 43% total debt ratio to qualify.

Applicant/Co-Applicant(s)

Any adult that will be living in the house and whose income will be used to qualify for a house **must** be an applicant or co-applicant(s). Each applicant or co-applicant(s) must sign and be obligated for the LHFH mortgage. *Possible Exception: should an adult be deemed disabled or incapacitated and cannot legally execute a contract, the legal caregiver to whom any benefits are paid directly to on behalf of the disabled/ incapacitated adult, to provide shelter, food, medical and basic needs, may use income as a qualifier. Appropriate documentation is required to prove that it will be received at least 2 years moving forward.*

A LHFH Homeowner(s) must have sufficient monthly income to pay the LHFH mortgage, property taxes, homeowner’s insurance and in some cases homeowner association (HOA) dues without becoming debt-burdened.



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.