

2014 San Mateo County Income Limits

as determined by HUD - effective December 18, 2013

revised 4/1/2014

For HUD-funded programs, use the Federal Income Schedule. For State or locally-funded programs, you may use the State Income Schedule. For programs funded with both federal and state funds, use the more stringent income levels.

Please verify the income and rent figures in use for specific programs.

San Mateo County (based on Federal Income Limits for SMC)

Revised 3/19/2014 - HUD-established area median Income **\$97,100** (based on household of 4).

<u>Income Category</u>	<u>Income Limits by Family Size (\$)</u>							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850
Very Low (50% AMI) *	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
HOME Limit (60% AMI) *	46,500	53,160	59,820	66,420	71,760	77,100	82,350	87,720
Low (80% AMI) *	62,050	70,900	79,750	88,600	95,700	102,800	109,900	117,000

NOTES

* Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.

California State Income Limits

Prepared 3/19/2014 - Area median Income **103,000** (based on household of 4).

<u>Income Category</u>	<u>Income Limits by Family Size (\$)</u>							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
Very Low (50% AMI) *	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
Low (80% AMI) *	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
Median (100% AMI)	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950
Moderate (120% AMI)	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150

2014 San Mateo County Income Limits

as determined by HUD, State of CA HCD, and County of San Mateo

5/1/2014 revised

Income limits effective 12/18/2013.

Please verify the income and rent figures in use for specific programs.

HUD-defined Area Median Income \$9,7100 (based on household of 4). State median \$103,000 (household of 4) due to hold harmless policy.

Income Category	Income Limits by Family Size (\$)								NOTES
	1	2	3	4	5	6	7	8	
Extremely Low (30% AMI) *	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850	
Very Low (50% AMI) *	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100	
HOME Limit (60% AMI) *	46,500	53,160	59,820	66,420	71,760	77,100	82,350	87,720	See note from previous page
HERA Special VLI (50% AMI) ***	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550	Unchanged from 2013
HERA Special Limit (60% AMI) ***	51,900	59,280	66,720	74,100	80,040	85,980	91,920	97,860	Unchanged from 2013
Low (80% AMI) *	62,050	70,900	79,750	88,600	95,700	102,800	109,900	117,000	
State Median (100% AMI)	72,100	82,400	92,700	103,000	111,250	119,500	127,700	135,950	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)					
		Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		581	622	747	863	963	
Very Low *		968	1,038	1,246	1,439	1,606	
Low HOME Rent	893	969	1,040	1,246	1,439	1,606	effective 5/1/2014
High HOME Limit *	893	1,191	1,334	1,602	1,842	2,035	effective 5/1/2014
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to www.treasurer.ca.gov/ctac/2014/supplemental.asp					
HERA Special Limit (60% AMI) ***							
Low *		2014 Rent data not available as of date of prep of this schedule.					
HUD Fair Market Rent (MFR)		1,191	1,551	1,956	2,657	3,212	HUD-published Fair Market Rents
Median		1,936	2,076	2,492	2,878	3,212	CA Tax Credit Rent Limits for Median Inc. Group

NOTES

- * Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.
- *** For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily tax subsidy projects (MTSPs) & HOME projects placed in service before 1/1/2009 to continue to use HOME/tax credit/tax exempt bond rents based on the highest income levels that project ever operated under. Once these units are placed in service, the rents will not adjust downward should HUD establish lower incomes/rents in any subsequent year. Marketing of vacant units should be targeted to the current year's income schedule.
- *+ SROs with -0- or 1 of the following - sanitary or food preparation facility in unit; if 5+ SRO HOME-assisted units, then at least 20% of units to be occupied by persons with incomes up to 50% AMI.

OTHER NOTES (generic)

1 Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord unless further adjusted by HUD. Utility allowances for tenant-paid utilities may be established by Housing Authority of County of San Mateo Section 8 Program.

High HOME Limit rent set at **lower of:** (a) 30% of 65% AMI, or (b) FMR (HUD Fair Market Rent).

For 2014, the FMR for Studio is the lower rent.

2 Rent Calculations - The following is the assumed family size for each unit: Studio:1 person 1-BR:1.5 persons 2-BR:3 3-BR: 4.5 4-BR:6

3 Table below provides rent guidance on appropriate income schedule to use:

Placed in Service Date	Maximum Inc. Limits Schedule
On or before 12/31/2008	2013 HERA Special
1/1/2009 to 5/13/2010	2009
5/14/2010 - 5/31/2011	2012
6/1/2011 - 11/30/2011	2012
12/01/2011 - 11/30/2012	2012
12/01/2012 - 12/17/2013	2013
12/18/2013 - present	2014

Rent schedules at www.huduser.org/portal/datasets/mtsp.html for additional information as well as the various income schedules. Please also refer to www.treasurer.ca.gov/ctac/2014/supplemental.asp