



## San Mateo County Department of Housing

### 2010 SAN MATEO COUNTY INCOME LIMITS as defined by US Housing & Urban Development (HUD) and State of CA HCD

-----INCOME LIMITS BY FAMILY SIZE-----								
Income Category	1	2	3	4	5	6	7	8
<b>Extremely Low*</b>	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,450	\$40,000	\$42,600
<b>Very Low*</b>	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350	\$66,650	\$70,950
<b>HOME limit (60% AMI)*</b>	\$45,180	\$51,600	\$58,080	\$64,500	\$69,600	\$74,820	\$79,980	\$85,140
<b>HERA Special VLI***</b>	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	69,150	\$73,900	\$78,650
<b>HERA Special limit (60% AMI)***</b>	\$50,040	\$57,240	\$64,380	\$71,520	\$77,220	\$82,980	\$88,680	\$94,380
<b>Low *</b>	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650	\$113,550
<b>Median**</b>	\$69,600	\$79,500	\$89,450	\$99,400	\$107,350	\$115,300	\$123,250	\$131,200
<b>Moderate**</b>	\$83,500	\$95,450	\$107,350	\$119,300	\$128,850	\$138,400	\$147,950	\$157,500

-----MAXIMUM AFFORDABLE RENT PAYMENT-----					
Income Category	Studio	1-BR	2-BR	3-BR	4-BR
<b>Extremely Low*</b>	\$565	\$605	\$726	\$839	\$936
<b>Very Low*</b>	\$941	\$1,008	\$1,210	\$1,397	\$1,558
<b>Low HOME Limit*</b>	\$990	\$1,060	\$1,272	\$1,470	\$1,640
<b>High HOME Limit*</b>	\$1,144	\$1,231	\$1,479	\$1,700	\$1,878
<b>HERA Special VLI***</b>	\$1,043	\$1,118	\$1,341	\$1,549	\$1,729
<b>HERA Special limit (60% AMI)***</b>	\$1,251	\$1,613	\$1,610	\$2,236	\$2,075
<b>Low</b>	\$1,505	\$1,613	\$1,935	\$2,236	\$2,495
<b>Median</b>	\$1,740	\$1,864	\$2,236	\$2,584	\$2,883
<b>Moderate</b>	\$2,088	\$2,237	\$2,684	\$3,102	\$3,460

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 established by County of San Mateo's Housing Authority Section 8 Program.  
**NOTE:** HOME limit rent set at lower of: (a) 30% of 60% AMI; or (b) FMR (HUD's Fair Market Rent).  
 For 2010, the FMR for Studio is the lower rent.

2. The following is the assumed family size for each unit:  
 Studio : 1      1-BR : 2      2-BR : 3      3-BR : 4.5      4-BR : 6

\* Income figures provided by HUD for San Mateo County federal entitlement programs (CDBG, HOME, ESG)

\*\* Income figures provided by State of California HCD – Please verify the income figures in use for each specific program.

\*\*\* The Housing & Economic Recovery Act of 2008 (HERA) permits multifamily tax subsidy projects already placed in service to continue to use HOME/tax credit/tax exempt bond rents, based on the highest income since 2008. Once the units are placed in service, the rents will not adjust downwardly should HUD lower the income schedule.