



## San Mateo County Human Services Agency Office of Housing

### 2004 SAN MATEO COUNTY INCOME LIMITS

as defined by HUD and the State of California

**HOME rec'd effective date: 03/15/04**

**Low income effective date: 01/28/04**

(Revised 02/07/12)

-----INCOME LIMITS BY FAMILY SIZE-----								
Income Category	1	2	3	4	5	6	7	8
<b>Extremely Low*</b>	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650	\$39,350	\$42,050	\$44,800
<b>Very Low*</b>	\$39,600	\$45,250	\$50,900	\$56,550	\$61,050	\$65,600	\$70,100	\$74,650
<b>HOME limit*</b>	\$47,520	\$54,300	\$61,080	\$67,860	\$73,260	\$78,720	\$84,120	\$89,580
<b>Low *</b>	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
<b>Median**</b>	\$66,500	\$76,000	\$85,500	\$95,000	\$102,600	\$110,200	\$117,800	\$125,400
<b>Moderate**</b>	\$79,800	\$91,200	\$102,600	\$114,000	\$123,100	\$141,350	\$132,250	\$150,500

-----MAXIMUM AFFORDABLE RENT PAYMENT-----					
Income Category	Studio	1-BR	2-BR	3-BR	4-BR
<b>Extremely Low</b>	\$594	\$636	\$764	\$882	\$984
<b>Very Low</b> <small>(Low HOME)</small>	\$990	\$1,060	\$1,272	\$1,470	\$1,640
<b>HOME Limit</b> <small>(High HOME)</small>	\$1,084	\$1,241	\$1,419	\$1,715	\$1,893
<b>Low</b>	\$1,584	\$1,697	\$2,036	\$2,353	\$2,624
<b>Median</b>	\$1,662	\$1,781	\$2,137	\$2,470	\$2,755
<b>Moderate</b>	\$1,995	\$2,137	\$2,565	\$2,964	\$3,534

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

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

#### General Notes

1. Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord. (utility allowance for tenant paid utilities established by Section 8 Program) unless further adjusted by HUD
2. The following is the assumed family size for each unit:  
 Studio : 1      1-BR : 1.5      2-BR : 3      3-BR : 4.5      4-BR : 6