

## 2017 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 06/19/17

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)

Prepared 4/25/2017 - HUD-established area median Income **\$115,300** (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) *	27,650	31,600	35,550	<b>39,500</b>	42,700	45,850	49,000	52,150
Very Low (50% AMI) *	46,100	52,650	59,250	<b>65,800</b>	71,100	76,350	81,600	86,900
HOME Limit (60% AMI) *	55,320	63,180	71,100	<b>78,960</b>	85,320	91,620	97,920	104,280
Low (80% AMI) *	73,750	84,300	94,850	<b>105,350</b>	113,800	122,250	130,650	139,100

#### NOTES

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

### California State Income Limits

Effective 6/09/17 - Area median Income **\$115,300** (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) *	27,650	31,600	35,550	<b>39,500</b>	42,700	45,850	49,000	52,150
Very Low (50% AMI) *	46,100	52,650	59,250	<b>65,800</b>	71,100	76,350	81,600	86,900
Low (80% AMI) *	73,750	84,300	94,850	<b>105,350</b>	113,800	122,250	130,650	139,100
Median (100% AMI)	80,700	92,250	103,750	<b>115,300</b>	124,500	133,750	142,950	152,200
Moderate (120% AMI)	96,850	110,700	124,500	<b>138,350</b>	149,400	160,500	171,550	182,600

#### NOTES

- \* 2017 State Income limits provided by State of California Department of Housing and Community Development ;

## 2017 San Mateo County Income Limits

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

6/19/17 revised

Income limits effective 04/14/2017.

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

HUD-defined Area Median Income **\$115,300** (based on household of 4). State median **\$115,300** (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) *	27,650	31,600	35,550	<b>39,500</b>	42,700	45,850	49,000	52,150	
Very Low (50% AMI) *	46,100	52,650	59,250	<b>65,800</b>	71,100	76,350	81,600	86,900	
HOME Limit (60% AMI) *	55,320	63,180	71,100	<b>78,960</b>	85,320	91,620	97,920	104,280	
HERA Special VLI (50% AMI) ***	48,450	55,350	62,250	<b>69,150</b>	74,700	80,250	85,750	91,300	
HERA Special Limit (60% AMI) ***	58,140	66,420	74,700	<b>82,980</b>	89,640	96,300	102,900	109,560	
Low (80% AMI) *	73,750	84,300	94,850	<b>105,350</b>	113,800	122,250	130,650	139,100	
State Median (100% AMI)	80,700	92,250	103,750	<b>115,300</b>	124,500	133,750	142,950	152,200	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)					
		Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		691	740	888	1,026	1,145	
Very Low *		1,152	1,234	1,481	1,711	1,908	
Low HOME Limit*	1,436	1,152	1,234	1,481	1,711	1,908	effective 4/11/2017; 2017 HOME Limit
High HOME Limit *	1,436	1,479	1,586	1,904	2,192	2,425	effective 4/11/2017; 2017 HOME Limit
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to <a href="http://www.treasurer.ca.gov/ctcac/2017/supplmental.asp">www.treasurer.ca.gov/ctcac/2017/supplmental.asp</a>					
HERA Special Limit (60% AMI) ***							
<b>Low *</b>							
<b>HUD Fair Market Rent (FMR)</b>		1,915	2,411	3,018	3,927	4,829	HUD-published Fair Market Rents
Median **		2,304	2,468	2,962	3,422	3,816	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.
- \*\* CA Tax Credit Rent Limits for Median Income Group
- \*\*\* 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 60% AML, or (b) FMR (HUD Fair Market Rent).

For 2011, 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:

<b>Placed in Service Date</b>	<b>Maximum Inc. Limits Schedule</b>
On or before 12/31/2008	2017 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 - 03/05/2015	2014
03/06/2015 - 03/27/16	2015
03/28/2016 - 4/14/2017	2016
04/14/2017 to Present	2017

Rent schedules at [https://www.huduser.gov/portal/pdrdatas\\_landing.html](https://www.huduser.gov/portal/pdrdatas_landing.html) for additional information as well as the various income schedules. Please also refer to [www.treasurer.ca.gov/ctcac/2017/supplemental.asp](http://www.treasurer.ca.gov/ctcac/2017/supplemental.asp)