

2016 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 05/26/16

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 5/26/2016 - HUD-established area median income **\$107,700** (based on household of 4).

Income Limits by Family Size (\$)								
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
Very Low (50% AMI) *	43,050	49,200	55,350	61,500	66,450	71,350	76,300	81,200
HOME Limit (60% AMI) *	51,660	59,040	66,420	73,800	79,740	85,620	91,560	97,440
Low (80% AMI) *	68,950	78,800	88,650	98,500	106,400	114,300	122,150	130,050

NOTES

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

California State Income Limits

Effective 5/24/16 - Area median income **107,700** (based on household of 4)

Revised: 05/26/16

Income Limits by Family Size (\$)								
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
Very Low (50% AMI) *	43,050	49,200	55,350	61,500	66,450	71,350	76,300	81,200
Low (80% AMI) *	68,950	78,800	88,650	98,500	106,400	114,300	122,150	130,050
Median (100% AMI)	75,400	86,150	96,950	107,700	116,300	124,950	133,550	142,150
Moderate (120% AMI)	90,500	103,400	116,350	129,250	139,600	149,950	160,250	170,600

2016 San Mateo County Income Limits

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

5/26/2016 revised

Income limits effective 04/13/2016.

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

HUD-defined Area Median Income **\$107,700** (based on household of 4). State median **\$107,700** (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) *	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	See note from previous page
Very Low (50% AMI) *	43,050	49,200	55,350	61,500	66,450	71,350	76,300	81,200	
HOME Limit (60% AMI) *	51,660	59,040	66,420	73,800	79,740	85,620	91,560	97,440	
HERA Special VLI (50% AMI) ***	45,250	51,700	58,150	64,600	69,800	74,950	80,150	85,300	
HERA Special Limit (60% AMI) ***	54,300	62,040	69,780	77,520	83,760	89,940	96,180	102,360	
Low (80% AMI) *	68,950	78,800	88,650	98,500	106,400	114,300	122,150	130,050	
State Median (100% AMI)	75,400	86,150	96,950	107,700	116,300	124,950	133,550	142,150	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)						NOTES
		Studio	1-BR	2-BR	3-BR	4-BR		
Extremely Low *		645	691	830	959	1,070		
Very Low *		1,076	1,153	1,383	1,599	1,783		
Low HOME Limit*	1,059	1,076	1,153	1,383	1,599	1,783		effective 4/1/2016;
High HOME Limit *	1,059	1,380	1,480	1,778	2,046	2,263		effective 4/1/2016;
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to www.treasurer.ca.gov/ctcac/2016/supplmental.asp						
HERA Special Limit (60% AMI) ***								
Low *								
HUD Fair Market Rent (FMR)		1,412	1,814	2,289	2,987	3,556		HUD-published Fair Market Rents
Median **		2,152	2,306	2,766	3,198	3,566		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 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:

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 - 03/05/2015	2014
03/06/2015 - 03/27/16	2015
03/28/2016 - present	2016

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/ctcac/2016/supplemental.asp