

## 2015 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 05/13/15

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 5/12/2015 - HUD-established area median Income **\$101,900** (based on household of 4).

<b>Income Category</b>	<b>Income Limits by Family Size (\$)</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Extremely Low (30% AMI) *	24,650	28,150	31,650	<b>35,150</b>	38,000	40,800	43,600	46,400
Very Low (50% AMI) *	41,050	46,900	52,750	<b>58,600</b>	63,300	68,000	72,700	77,400
HOME Limit (60% AMI) *	49,260	56,280	63,300	<b>70,320</b>	75,960	81,600	87,240	92,880
Low (80% AMI) *	65,700	75,100	84,500	<b>93,850</b>	101,400	108,900	116,400	123,900

#### NOTES

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

### California State Income Limits

Effective 4/15/15 - Area median Income **103,000** (based on household of 4)

Revised: 05/13/15

<b>Income Category</b>	<b>Income Limits by Family Size (\$)</b>							
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
Extremely Low (30% AMI) *	24,650	28,150	31,650	<b>35,150</b>	38,000	40,800	43,600	46,400
Very Low (50% AMI) *	41,050	46,900	52,750	<b>58,600</b>	63,300	68,000	72,700	77,400
Low (80% AMI) *	65,700	75,100	84,500	<b>93,850</b>	101,400	108,900	116,400	123,900
Median (100% AMI)	72,100	82,400	92,700	<b>103,000</b>	111,250	119,500	127,700	135,950
Moderate (120% AMI)	86,500	98,900	111,250	<b>123,600</b>	133,500	143,400	153,250	163,150

## 2015 San Mateo County Income Limits

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

5/13/2015 revised

Income limits effective 04/15/2015.

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

HUD-defined Area Median Income **\$101,900** (based on household of 4). State median **\$110,700** (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) *	24,650	28,150	31,650	<b>35,150</b>	38,000	40,800	43,600	46,400	
Very Low (50% AMI) *	41,050	46,900	52,750	<b>58,600</b>	63,300	68,000	72,700	77,400	
HOME Limit (60% AMI) *	49,260	56,280	63,300	<b>70,320</b>	75,960	81,600	87,240	92,880	See note from previous page
HERA Special VLI (50% AMI) ***	43,250	49,400	55,600	<b>61,750</b>	66,700	71,650	76,600	81,550	Unchanged from 2014
HERA Special Limit (60% AMI) ***	51,900	59,280	66,720	<b>74,100</b>	80,040	85,980	91,920	97,860	Unchanged from 2014
Low (80% AMI) *	65,700	75,100	84,500	<b>93,850</b>	101,400	108,900	116,400	123,900	
State Median (100% AMI)	72,100	82,400	92,700	<b>103,000</b>	111,250	119,500	127,700	135,950	Unchanged from 2014

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)						NOTES
		Studio	1-BR	2-BR	3-BR	4-BR		
Extremely Low *		615	659	791	914	1,020		
Very Low *		1,026	1,099	1,318	1,523	1,700		
Low HOME Limit*	942	1,026	1,099	1,318	1,523	1,876		effective 6/1/2015;
High HOME Limit *	942	1,256	1,409	1,693	1,947	2,153		effective 6/1/2015;
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to <a href="http://www.treasurer.ca.gov/ctcac/2015/supplmental.asp">www.treasurer.ca.gov/ctcac/2015/supplmental.asp</a>						
HERA Special Limit (60% AMI) ***								
Low *		2015 Rent data not available as of date of prep of this schedule.						
HUD Fair Market Rent (MFR)		1,256	1,635	2,062	2,801	3,386		HUD-published Fair Market Rents
Median **		2,052	2,198	2,636	3,046	3,400		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 - present	2015

Rent schedules at [www.huduser.org/portal/datasets/mtsp.html](http://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/2015/supplemental.asp](http://www.treasurer.ca.gov/ctcac/2015/supplemental.asp)