

2011 San Mateo County Income Limits

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

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

Prepared 7/18/2011 - Area Median Income \$101,600 (based on family of 4)

Income Limits by Family Size (\$)								
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350
Very Low (50% AMI) *	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
HOME Limit (60% AMI) *	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
HERA Special VLI (50% AMI) ***	42,700	48,880	54,900	60,950	65,580	70,750	75,600	80,500
HERA Special Limit (60% AMI) ***	51,240	58,560	65,880	73,140	79,020	84,900	90,720	96,600
Low (80% AMI) *	59,850	68,400	76,950	85,450	92,300	99,150	106,000	112,800
Median (100% AMI) **	71,100	81,300	91,450	101,600	109,750	117,850	126,000	134,100
Moderate (120% AMI) **	85,350	97,500	109,700	121,900	131,650	141,400	151,150	160,900

Maximum Affordable Rent Payment (\$)						
Income Category	Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *	561	601	721	834	930	
Very Low *	935	1,001	1,202	1,388	1,548	Consistent with HUD 50% rent limit
Low HOME Limit*	990	1,060	1,272	1,470	1,640	Low HOME Rent same as for 2010.
High HOME Limit *	1,122	1,202	1,443	1,582	1,859	Based on 60% AMI
HERA Special VLI (50% AMI) ***	1,068	1,145	1,373	1,582	1,769	
HERA Special Limit (60% AMI) ***	1,281	1,373	1,647	1,902	2,123	
Low *	1,496	1,603	1,924	2,222	2,479	
HUD FMR	1,191	1,465	1,833	2,447	2,586	HUD-published Fair Market Rents
Median **	1,778	1,905	2,286	2,642	2,946	
Moderate **	2,134	2,286	2,743	3,169	3,535	

NOTES

- * Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG Rents based on 30% income based on assumed family size defined in Note 2 below for unit size: HOME projects subject to 2010 HUD hold harmless provision/HERA (see note below at ***).
- ** Income figures provided by State of California HCD. Rents based on 30% income.
- *** 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.

OTHER NOTES

- 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 Housing Authority of County of San Mateo Section 8 Program. High HOME Limit rent set at **lower of**: (a) 30% of 60% AMI, 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	2011 HERA Special
1/1/2009 to 5/13/2010	2009
5/14/2010 - 5/31/2011	2010
After 5/31/2011	2011

Please refer to www.huduser.org/portal/datasets/mtsp.html for additional information as well as the various income schedules.

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