

2019 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 05/21/19

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 5/21/2018 - HUD-established area median Income **\$136,800** (based on household of 4).

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400
HOME Limit (60% AMI) *	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500

NOTES

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

California State Income Limits

Effective 4/24/19 - Area median Income **\$136,800** (based on household of 4)

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500
Median (100% AMI)	95,750	109,450	123,100	136,800	147,750	158,700	169,650	180,600
Moderate (120% AMI)	114,900	131,300	147,750	164,750	173,300	190,400	203,550	216,700

NOTES

* 2019 State Income limits provided by State of California Department of Housing and Community Development ;

2019 San Mateo County Income Limits

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

Income limits effective 06/01/2019.

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

HUD-defined Area Median Income \$136,800 (based on household of 4). State median \$136,800 (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) *	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850	
Very Low (50% AMI) *	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400	
HOME Limit (60% AMI) *	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220	
HERA Special VLI (50% AMI) ***	56,450	64,500	72,550	80,600	87,050	93,500	99,950	106,400	See Note regarding HERA for FY2019***
HERA Special Limit (60% AMI) ***	71,170	81,340	91,500	101,630	109,830	117,920	126,060	134,220	See Note regarding HERA for FY2019***
Low (80% AMI) *	90,450	103,350	116,250	129,150	139,500	149,850	160,150	170,500	
State Median (100% AMI)	95,750	109,450	123,100	136,800	147,750	158,700	169,650	180,600	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)					
		Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		846	907	1,088	1,256	1,401	
Very Low *		1,411	1,512	1,814	2,096	2,338	
Low HOME Limit*	1,552	1,411	1,512	1,814	2,096	2,338	effective 6/01/2018; 2019 HOME Limit
High HOME Limit *	1,552	1,906	2,044	2,456	2,827	3,131	effective 6/01/2018; 2019 HOME Limit
HERA Special VLI (50% AMI) ***		HERA Spec. Rents - Go to www.treasurer.ca.gov/ctcac/2018/supplemental.asp					
HERA Special Limit (60% AMI) ***							
Low**		2,260	2,423	3,078	3,557	3,746	CA Tax Credit Rent limits for Low and Median Income Group
HUD Fair Market Rent (FMR)		2,069	2,561	3,170	4,153	4,392	HUD-published Fair Market Rents
Median **		2,964	3,176	3,811	4,405	4,913	CA Tax Credit Rent limits for Low and Median Income Group

NOTES

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

** CA Tax Credit Rent Limits for Low and 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. However, HUD's Section 8 income limits are larger than those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289). Therefore, for FY2018 no special income limits are necessary.

*+ 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	2018 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 3/31/18	2017
4/01/2018 - 3/31/2019	2018
4/01/2019 to present	2019

Rent schedules at 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/2018/supplemental.asp