2018 San Mateo County Income Limits

as determined by HUD - effective December 18 , 2013

revised 06/01/18

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 5/31/2018 - HUD-established area median Income $118,400 (based on household of 4).

	Income Limits by Family Size ($)							
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	30,800	35,200	39,600	**44,000**	47,550	51,050	54,600	58,100
Very Low (50% AMI) *	51,350	58,650	66,000	**73,300**	79,200	85,050	90,900	96,800
HOME Limit (60% AMI) *	61,620	70,380	79,200	**87,960**	95,040	102,060	109,080	116,160
Low (80% AMI) *	82,200	93,950	105,700	**117,400**	126,800	136,200	145,600	155,000

NOTES

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

California State Income Limits

Effective 4/26/18 - Area median Income $118,400 (based on household of 4)

	Income Limits by Family Size ($)							
Income Category	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	30,800	35,200	39,600	**44,000**	47,550	51,050	54,600	58,100
Very Low (50% AMI) *	51,350	58,650	66,000	**73,300**	79,200	85,050	90,900	96,800
Low (80% AMI) *	82,200	93,950	105,700	**117,400**	126,800	136,200	145,600	155,000
Median (100% AMI)	82,900	94,700	106,550	**118,400**	127,850	137,350	146,800	156,300
Moderate (120% AMI)	99,450	113,700	127,900	**142,100**	153,450	164,850	176,200	187,550

NOTES

* 2018 State Income limits provided by State of California Department of Housing and Community Development ;

2018 San Mateo County Income Limits

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

Income limits effective 06/01/2018.

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

HUD-defined Area Median Income $118,400 (based on householdof 4). State median $118,400 (household of 4) due to hold harmless policy.

	Income Limits by Family Size ($)								
Income Category	1	2	3	4	5	6	7	8	NOTES
Extremely Low (30% AMI) *	30,800	35,200	39,600	**44,000**	47,550	51,050	54,600	58,100	
Very Low (50% AMI) *	51,350	58,650	66,000	**73,300**	79,200	85,050	90,900	96,800	
HOME Limit (60% AMI) *	61,620	70,380	79,200	**87,960**	95,040	102,060	109,080	116,160	
HERA Special VLI (50% AMI) ***	51,350	58,650	66,000	**73,300**	79,200	85,050	90,900	96,800	See Note regarding HERA for FY2018***
HERA Special Limit (60% AMI) ***	61,620	70,380	79,200	**87,960**	95,040	102,060	109,080	116,160	See Note regarding HERA for FY2018***
Low (80% AMI) *	82,200	93,950	105,700	**117,400**	126,800	136,200	145,600	155,000	
State Median (100% AMI)	82,900	94,700	106,550	**118,400**	127,850	137,350	146,800	156,300	

	Maximum Affordable Rent Payment ($)						
Income Category	SRO *+	Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		770	825	990	1,143	1,275	
Very Low *		1,283	1,375	1,650	1,906	2,126	
Low HOME Limit*	1,511	**1,283**	**1,375**	**1,650**	**1,906**	**2,126**	effective 6/01/2018; 2018 HOME Limit
High HOME Limit *	1,511	**1,650**	**1,769**	**2,126**	**2,447**	**2,710**	effective 6/01/2018; 2018 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**		2,054	2,200	2,640	3,050	3,402	CA Tax Credit Rent limits for Low and Median Income Group
HUD Fair Market Rent (FMR)		**2,014**	**2,499**	**3,121**	**4,070**	**4,346**	HUD-published Fair Market Rents
Median **		2,566	2,750	3,300	3,812	4,252	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 that 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 utlilites paid by landlord unless further adjusted by HUD. Utliity allowances for tenant-paid utliites 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% AMI,or (b) FMR (HUD Fair Market Rent).

For 2011, the FMR for Studio is the lower rent.

2 Rent Calcuations - 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 to present	2018

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**