

## ATTACHMENT #3

### San Mateo County 2021 Area Median Incomes and Rent Levels

2021 Area Median Income (AMI) is based on a household of 4 persons = \$149,600 (effective 04/01/2021)

INCOME CATEGORY	MAXIMUM INCOME LIMITS BY HOUSEHOLD SIZE <sup>1</sup>							
	1	2	3	4	5	6	7	8
Extremely Low (30%)	\$38,400	\$43,850	\$49,350	<b>\$54,800</b>	\$59,200	\$63,600	\$68,000	\$72,350
Very Low (50%)	\$63,950	\$73,100	\$82,250	<b>\$91,350</b>	\$98,700	\$106,000	\$113,300	\$120,600
HOME (60%) <sup>2</sup>	\$76,740	\$87,720	\$98,700	\$109,620	\$118,440	\$127,200	\$135,960	\$144,720
Low (80%)	\$102,450	\$117,100	\$131,750	<b>\$146,350</b>	\$158,100	\$169,800	\$181,500	\$193,200
Median (100%)	\$104,700	\$119,700	\$134,650	<b>\$149,600</b>	\$161,550	\$173,550	\$185,550	\$197,450
Moderate (120%)	\$125,650	\$143,600	\$161,550	<b>\$179,500</b>	\$193,850	\$208,200	\$222,600	\$236,950

<sup>1</sup> HUD Income Limits for 2021 (effective April 1, 2021) - [https://www.huduser.gov/portal/datasets/il.html#2021\\_query](https://www.huduser.gov/portal/datasets/il.html#2021_query)

State Income Limits for 2021 (effective April 26, 2021) - <https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income%20limits%202021.pdf>

<sup>2</sup> HOME Income Limits for 2021 (effective June 1, 2021)- <https://www.hudexchange.info/programs/home/home-income-limits/>

INCOME CATEGORY	MAXIMUM AFFORDABLE RENT PAYMENT				
	STUDIO	1-BR	2-BR	3-BR	4-BR
Extremely Low (30%)	\$960	\$1,599	\$1,234	\$1,370	\$1,480
Very Low (50%)	\$1,599	\$1,828	\$2,056	\$2,284	\$2,468
Low (60%) <sup>3</sup>	\$1,919	\$2,193	\$2,468	\$2,741	\$2,961
Low (80%)	\$2,561	\$2,928	\$3,294	\$3,659	\$3,953
Median (100%)	\$2,618	\$2,993	\$3,366	\$3,740	\$4,039
Moderate (110%) <sup>4</sup>	\$2,879	\$3,292	\$3,703	\$4,114	\$4,443
Low HOME Rent	\$1,598	\$1,713	\$2,056	\$2,375	\$2,650
High HOME Rent	\$2,061	\$2,210	\$2,654	\$3,058	\$3,391
HUD Fair Market Rents	\$2,350	\$2,923	\$3,553	\$4,567	\$4,970

<sup>3</sup> Low Income Affordable Rents defined in California Health and Safety Code Section 50053(b)(3)3

[https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=HSC&sectionNum=50053](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=50053)

<sup>4</sup> Moderate Income Affordable Rent, as defined in California Health and Safety Code Section 50053(b)(4)

[https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?lawCode=HSC&sectionNum=50053](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC&sectionNum=50053)