

2013 San Mateo County Income Limits

as determined by HUD - effective December 11, 2012

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

Prepared 12/11/2012 - Area Median Income \$101,200 (based on family of 4).

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI)	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800
Very Low (50% AMI) *	36,950	42,200	47,500	52,750	57,000	61,200	65,450	69,650
HOME Limit (60% AMI) *	44,340	50,640	57,000	63,300	68,400	73,440	78,540	83,580
Low (80% AMI) *	59,100	67,550	76,000	84,400	91,200	97,950	104,700	111,450

NOTES

- * Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.
60% income limit limits provided by HUD. Need to ascertain if this 60% is also the HOME limit.

2013 San Mateo County Income Limits

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

rev. 01/07/2013

Income limits effective 12/11/2012.

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

RED below denotes updating needed pending State and/or HUD 2013 determinations.

Area Median Income \$101,200 (based on family of 4).

Income Category	Income Limits by Family Size (\$)								NOTES
	1	2	3	4	5	6	7	8	
Extremely Low (30% AMI) *	22,200	25,350	28,500	31,650	34,200	36,750	39,250	41,800	
Very Low (50% AMI) *	36,950	42,200	47,500	52,750	57,000	61,200	65,450	69,650	
HOME Limit (60% AMI) *	44,340	50,640	57,000	63,300	68,400	73,440	78,540	83,580	See note from previous page
HERA Special VLI (50% AMI) ***	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550	unchanged from 2012
HERA Special Limit (60% AMI) ***	51,900	59,280	66,720	74,100	80,040	85,980	91,920	97,860	
Low (80% AMI) *	59,100	67,550	76,000	84,400	91,200	97,950	104,700	111,450	
Median (100% AMI) **	72,100	82,400	92,700	101,200	111,250	119,500	127,700	135,950	awaiting 2013 State HCD data
Moderate (120% AMI) **	86,500	98,900	111,250	123,600	133,500	143,400	153,250	163,150	awaiting 2013 State HCD data

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)						NOTES
		Studio	1-BR	2-BR	3-BR	4-BR		
Extremely Low *		555	594	713	823	919		
Very Low *		924	988	1,187	1,371	1,529	Consistent with published HUD 50% rent limit	
Low HOME Limit*	820	990	1,060	1,272	1,470	1,640	Published Low HOME Rent same as for 2010.	awaiting 2013 HUD data
High HOME Limit *	820	1,109	1,187	1,425	1,606	1,859	Based on 60% AMI	awaiting 2013 HUD data
HERA Special VLI (50% AMI) ***		1,081	1,158	1,390	1,606	1,791		
HERA Special Limit (60% AMI) ***		1,298	1,390	1,668	1,927	2,150		awaiting 2013 HUD data
Low *		1,478	1,583	1,900	2,195	2,449		
HUD FMR		1,093	1,423	1,795	2,438	2,948	HUD-published Fair Market Rents	
Median **		1,803	1,931	2,318	2,656	2,988		awaiting 2013 State HCD data
Moderate **		2,163	2,318	2,781	3,214	3,585		awaiting 2013 State HCD data

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 are 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.
- *+ 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 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	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 - Present	2013

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