

2021 San Mateo County Income Limits

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

Income limits effective 04/01/2021.

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

HUD-defined Area Median Income **\$149,600** (based on household of 4). State defined median **\$149,600** (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) *	\$ 38,400	\$ 43,850	\$ 49,350	\$ 54,800	\$ 59,200	\$ 63,600	\$ 68,000	\$ 72,350	
Very Low (50% AMI) *	\$ 63,950	\$ 73,100	\$ 82,250	\$ 91,350	\$ 98,700	\$ 106,000	\$ 113,300	\$ 120,600	
HOME Limit (60% AMI) *	\$ 76,740	\$ 87,720	\$ 98,700	\$ 109,620	\$ 118,440	\$ 127,200	\$ 135,960	\$ 144,720	
HERA Special VLI (50% AMI) ***	\$ 63,950	\$ 73,100	\$ 82,250	\$ 91,350	\$ 98,700	\$ 106,000	\$ 113,300	\$ 120,600	See Note regarding HERA for FY2021***
HERA Special Limit (60% AMI) ***	\$ 76,740	\$ 87,720	\$ 98,700	\$ 109,620	\$ 118,440	\$ 127,200	\$ 135,960	\$ 144,720	See Note regarding HERA for FY2021***
Low (80% AMI) *	\$ 102,450	\$ 117,100	\$ 131,750	\$ 146,350	\$ 158,100	\$ 169,800	\$ 181,500	\$ 193,200	
State Median (100% AMI)	\$ 104,700	\$ 119,700	\$ 134,650	\$ 149,600	\$ 161,550	\$ 173,550	\$ 185,500	\$ 197,450	

Income Category	SRO *+	Maximum Affordable Rent Payment (\$)					
		Studio	1-BR	2-BR	3-BR	4-BR	
Extremely Low *		\$ 959	\$ 1,027	\$ 1,233	\$ 1,425	\$ 1,590	
Very Low *		\$ 1,598	\$ 1,713	\$ 2,056	\$ 2,375	\$ 2,650	
Low HOME Limit*		\$ 1,598	\$ 1,713	\$ 2,056	\$ 2,375	\$ 2,650	effective 6/01/2021; 2021 HOME Limit
High HOME Limit (65%)*		\$ 2,078	\$ 2,227	\$ 2,673	\$ 3,088	\$ 3,445	effective 6/01/2021; 2021 HOME Limit
HERA Special VLI (50% AMI) ***		\$ 1,598	\$ 1,713	\$ 2,056	\$ 2,375	\$ 2,650	
HERA Special Limit (60% AMI) ***		\$ 1,918	\$ 2,055	\$ 2,467	\$ 2,850	\$ 3,180	
Low**		\$ 2,558	\$ 2,741	\$ 3,290	\$ 3,801	\$ 4,240	CA Tax Credit Rent limits: Low & Med Income Group
HUD Fair Market Rent (FMR)		\$ 2,350	\$ 2,923	\$ 3,553	\$ 4,567	\$ 4,970	HUD-published Fair Market Rents
Median **		\$ 3,196	\$ 3,426	\$ 4,112	\$ 4,750	\$ 5,300	CA Tax Credit Rent limits: Low & Med 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% 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	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 to present	2018
4/01/2019 to 4/01/2020	2019
4/01/2020 to 4/01/2021	2020
4/01/2021 to present	2021

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

2021 San Mateo County Income Limits

as determined by HUD - effective June 28, 2021

revised 04/30/2021

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.

For Section 8 Rental Assistance Programs, the income limit is 50% AMI based on family size.

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

San Mateo County Income Limits (based on Federal Income Limits for SMC)

Effective 4/30/2021 - Area median Income **\$149,600** (based on household of 4)

Income Category	Income Limits by Family Size (\$)							
	1	2	3	4	5	6	7	8
Extremely Low (30% AMI) *	\$ 38,400	\$ 43,850	\$ 49,350	\$ 54,800	\$ 59,200	\$ 63,600	\$ 68,000	\$ 72,350
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Low (80% AMI) *	\$ 102,450	\$ 117,100	\$ 131,750	\$ 146,350	\$ 158,100	\$ 169,800	\$ 181,500	\$ 193,200
Median (100% AMI)	\$ 104,700	\$ 119,700	\$ 134,650	\$ 149,600	\$ 161,550	\$ 173,550	\$ 185,500	\$ 197,450
Moderate (120% AMI)	\$ 125,650	\$ 143,600	\$ 161,550	\$ 179,500	\$ 193,850	\$ 208,200	\$ 222,600	\$ 236,950

NOTES

* 2021 State Income limits provided by State of California Department of Housing and Community Development

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		Maximum Affordable Rent Payment (\$)					
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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 to present	2018
4/01/2019 to 4/01/2020	2019
4/01/2020 to 4/01/2021	2020
4/01/2021 to present	2021

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