



# San Mateo County Human Services Agency Office of Housing

## 2005 SAN MATEO COUNTY INCOME LIMITS

as defined by HUD and the State of California

**HOME rec'd effective date: 03/03/05**

**Low income effective date: 02/11/05**

**(Revised 02/07/12)**

| -----INCOME LIMITS BY FAMILY SIZE----- |          |          |           |           |           |           |           |           |
|--|----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Income Category                        | 1        | 2        | 3         | 4         | 5         | 6         | 7         | 8         |
| <b>Extremely Low*</b>                  | \$23,750 | \$27,150 | \$30,550  | \$33,950  | \$36,650  | \$39,350  | \$42,050  | \$44,800  |
| <b>Very Low*</b>                       | \$39,600 | \$45,250 | \$50,900  | \$56,550  | \$61,050  | \$65,600  | \$70,100  | \$74,650  |
| <b>HOME limit*</b>                     | \$47,520 | \$54,300 | \$61,080  | \$67,860  | \$73,260  | \$78,720  | \$84,120  | \$89,580  |
| <b>Low *</b>                           | \$63,350 | \$72,400 | \$81,450  | \$90,500  | \$97,700  | \$104,950 | \$112,200 | \$119,450 |
| <b>Median**</b>                        | \$66,500 | \$76,000 | \$85,500  | \$95,000  | \$102,600 | \$110,200 | \$117,800 | \$125,400 |
| <b>Moderate**</b>                      | \$79,800 | \$91,200 | \$102,600 | \$114,000 | \$123,100 | \$132,250 | \$141,350 | \$150,500 |

| -----MAXIMUM AFFORDABLE RENT PAYMENT-----       |         |         |         |         |         |
|---|---------|---------|---------|---------|---------|
| Income Category                                 | Studio  | 1-BR    | 2-BR    | 3-BR    | 4-BR    |
| <b>Extremely Low</b>                            | \$594   | \$636   | \$764   | \$882   | \$984   |
| <b>Very Low</b><br><small>(Low HOME)</small>    | \$990   | \$1,060 | \$1,272 | \$1,470 | \$1,634 |
| <b>HOME Limit</b><br><small>(High HOME)</small> | \$1,000 | \$1,073 | \$1,289 | \$1,482 | \$1,634 |
| <b>Low</b>                                      | \$1,584 | \$1,697 | \$2,036 | \$2,353 | \$2,624 |
| <b>Median</b>                                   | \$1,662 | \$1,781 | \$2,137 | \$2,470 | \$2,755 |
| <b>Moderate</b>                                 | \$1,995 | \$2,137 | \$2,565 | \$2,964 | \$3,534 |

\* Income figures provided by HUD for all San Mateo County federal entitlement programs (CDBG, HOME, ESG)

\*\* Income figures provided by State of California HCD - You should verify the income figures in use for each specific program.

General Notes

1. Maximum affordable rent based on 30% of monthly income and all utilities paid by landlord. (utility allowance for tenant paid utilities established by Section 8 Program) unless further adjusted by HUD.  
NOTE: Studio HOME rent set at new FMR published 10/1/04
2. The following is the assumed family size for each unit:  
Studio : 1      1-BR : 1.5      2-BR : 3      3-BR : 4.5      4-BR : 6