



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: Jessie Handforth Kome, Director, Office of
Block Grant Assistance, DGB

Virginia Sardone, Director, Office of
Affordable Housing Programs, DGH

SUBJECT: “Uncapped” Income Limits for 2021

The Quality Housing and Work Responsibility Act of 1998 (Title V of Public Law 105-276) enacted a provision that directed the Department to grant exceptions to at least ten jurisdictions that are currently “capped” under HUD’s low-and moderate-income limits. Currently under this exception, a total of 79 Community Development Block Grant (CDBG) entitlement grantees and 43 HOME Investment Partnerships (HOME) participating jurisdictions, including ten additional HOME consortia members may use “uncapped” income limits that reflect 80 percent of the actual median income for the area. These grantees are listed in the attachments.

In addition, the attachments to this memorandum provide the 2021 “uncapped” income limits for the jurisdictions covered by this exception. For your information, the “uncapped” income limits for 2000 – 2020 are also included in the attachments. These calculations are described in HUD’s FY 2021 Income Limits Briefing Material, which may be obtained at: <https://www.huduser.gov/portal/datasets/il/il21/IncomeLimitsBriefingMaterial-FY21.pdf>. Please ensure that grantees that choose to use the “uncapped” income limits for some or all their HOME or CDBG-assisted activities reflect this determination in their consolidated plans and annual action plans.

The use of the term “low-income limits” in the attachment is a reference to the Section 8 low-income limits (i.e., 80 percent of the median income for the area). These are the income limits established by HUD and referred to in the definition of “low-and moderate-income person” in the CDBG regulations at 24 CFR 570.3, and in the definition of “low-income families” in the HOME regulations at 24 CFR 92.2.

The effective date for these limits is June 1, 2021.

If you have any questions, please contact the Office of Block Grant Assistance Entitlement Communities Division at (202) 708-1577 or the Office of Affordable Housing Programs at (202) 708-2684.

Attachments

Uncapped Income Limits Areas

CA ALISA VIEJO	CT STAMFORD*
CA ANAHEIM*	DC WASHINGTON*
CA BUENA PARK	MD BOWIE CITY
CA COSTA MESA*	MD FREDERICK
CA CUPERTINO CITY**	MD GAITHERSBURG
CA DALY CITY*	MD MONTGOMERY COUNTY*
CA FOUNTAIN VALLEY	MD PRINCE GEORGES COUNTY*
CA FULLERTON*	NJ BERGEN COUNTY*
CA GARDEN GROVE*	NJ CLIFTON
CA GILROY CITY**	NJ EDISON**
CA HUNTINGTON BEACH*	NJ FRANKLIN TOWNSHIP**
CA IRVINE*	NJ MIDDLESEX COUNTY*
CA LAGUNA NIGUEL	NJ NEW BRUNSWICK*
CA LA HABRA	NJ PASSAIC*
CA LAKE FOREST	NJ PASSAIC COUNTY
CA MARIN COUNTY*	NJ PATERSON*
CA MILPITAS CITY	NJ PERTH AMBOY*
CA MISSION VIEJO	NJ OLD BRIDGE TOWNSHIP**
CA MOUNTAIN VIEW*	NJ SAYREVILLE**
CA NEWPORT BEACH	NJ SOMERSET COUNTY*
CA ORANGE*	NJ WAYNE TOWNSHIP
CA ORANGE COUNTY*	NJ WOODBRIDGE**
CA PALO ALTO**	NY BABYLON TOWN*
CA RANCHO SANTA MARGARITA	NY BROOKHAVEN TOWNSHIP
CA SAN CLEMENTE	NY HUNTINGTON TOWN **
CA REDWOOD CITY*	NY ISLIP TOWN*
CA SAN FRANCISCO*	NY MOUNT VERNON*
CA SAN JOSE*	NY NASSAU COUNTY*
CA SAN MATEO CITY*	NY NEW ROCHELLE*
CA SAN MATEO COUNTY*	NY SUFFOLK COUNTY*
CA SANTA ANA*	NY WESTCHESTER COUNTY
CA SANTA CLARA*	NY WHITE PLAINS
CA SANTA CLARA COUNTY*	NY YONKERS*
CA SOUTH SAN FRANCISCO**	VA ALEXANDRIA*
CA SUNNYVALE*	VA ARLINGTON COUNTY*
CA TUSTIN	VA FAIRFAX COUNTY*
CA WESTMINSTER*	VA FREDERICKSBURG
CT DANBURY	VA LOUDOUN COUNTY
CT GREENWICH	VA PRINCE WILLIAM COUNTY*
CT NORWALK	

* Indicates HOME participating jurisdiction

** Indicates member of a HOME consortium

Addressees:

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cc:

DOT CPD Files, 7251
DGH Chron File, 7164
DOTM CU Files, 7233
DGHF-Warner, 7168
DGH-Huber, 7164
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