



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

OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

MEMORANDUM FOR: CPD Division Directors  
HOME Program Coordinators

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

Kimberly Nash, Acting Director, Office of  
Block Grant Assistance, DGB

SUBJECT: “Uncapped” Income Limits for 2024

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 44 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 2024 “uncapped” income limits for the jurisdictions covered by this exception. For your information, the “uncapped” income limits for 2000 – 2023 are also included in the attachments. These calculations are described in HUD’s FY 2024 Income Limits Briefing Material, which may be obtained at: <https://www.huduser.gov/portal/datasets/home-datasets/files/2024-Uncapped-IncomeLimits-Memo.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, 2024.

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

\* Indicates HOME participating jurisdiction

\*\* Indicates member of a HOME consortium

HUD Family size adjustments

1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
0.7	0.8	0.9	1	1.08	1.16	1.24	1.32

**FY 2024 Uncapped Low Income Limits**

Uncapped FY 2024 Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 129,000	\$ 126,250	\$ 90,850	\$ 103,800	\$ 116,800	\$ 129,750	\$ 140,150	\$ 150,550	\$ 160,900	\$ 171,300
San Francisco, CA HUD Metro FMR Area	CA	\$ 186,600	\$ 156,650	\$ 109,700	\$ 125,350	\$ 141,000	\$ 156,650	\$ 169,200	\$ 181,750	\$ 194,250	\$ 206,800
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 184,300	\$ 146,100	\$ 103,250	\$ 118,000	\$ 132,750	\$ 147,450	\$ 159,250	\$ 171,050	\$ 182,850	\$ 194,650
Danbury, CT HUD Metro FMR Area	CT	\$ 147,700	\$ 103,600	\$ 82,750	\$ 94,550	\$ 106,350	\$ 118,150	\$ 127,650	\$ 137,100	\$ 146,550	\$ 156,000
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 180,500	\$ 118,950	\$ 101,100	\$ 115,550	\$ 130,000	\$ 144,400	\$ 156,000	\$ 167,550	\$ 179,100	\$ 190,650
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 154,700	\$ 97,800	\$ 86,650	\$ 99,000	\$ 111,400	\$ 123,750	\$ 133,650	\$ 143,550	\$ 153,450	\$ 163,350
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 129,500	\$ 97,800	\$ 72,550	\$ 82,900	\$ 93,250	\$ 103,600	\$ 111,900	\$ 120,200	\$ 128,500	\$ 136,800
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 146,200	\$ 104,800	\$ 81,900	\$ 93,600	\$ 105,300	\$ 116,950	\$ 126,350	\$ 135,700	\$ 145,050	\$ 154,400
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 156,200	\$ 112,200	\$ 87,500	\$ 100,000	\$ 112,500	\$ 124,950	\$ 134,950	\$ 144,950	\$ 154,950	\$ 164,950
Westchester County, NY Statutory Exception Area	NY	\$ 156,200	\$ 104,800	\$ 87,500	\$ 100,000	\$ 112,500	\$ 124,950	\$ 134,950	\$ 144,950	\$ 154,950	\$ 164,950

Limits effective: June 1, 2024

## FY 2023 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2023 Low Income Limits</u>									
		Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 127,800	\$ 114,800	\$ 82,900	\$ 94,750	\$ 106,600	\$ 118,400	\$ 127,900	\$ 137,350	\$ 146,850	\$ 156,300
San Francisco, CA HUD Metro FMR Area	CA	\$ 175,000	\$ 148,650	\$ 104,100	\$ 118,950	\$ 133,800	\$ 148,650	\$ 160,550	\$ 172,450	\$ 184,350	\$ 196,250
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 181,300	\$ 137,100	\$ 99,900	\$ 114,200	\$ 128,450	\$ 142,700	\$ 154,150	\$ 165,550	\$ 176,950	\$ 188,400
Danbury, CT HUD Metro FMR Area	CT	\$ 148,800	\$ 95,250	\$ 76,850	\$ 87,800	\$ 98,800	\$ 109,750	\$ 118,550	\$ 127,350	\$ 136,100	\$ 144,900
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 171,300	\$ 108,150	\$ 95,950	\$ 109,650	\$ 123,350	\$ 137,050	\$ 148,050	\$ 159,000	\$ 169,950	\$ 180,950
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 152,100	\$ 95,300	\$ 84,400	\$ 96,450	\$ 108,500	\$ 120,550	\$ 130,200	\$ 139,850	\$ 149,500	\$ 159,150
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 130,700	\$ 95,300	\$ 72,600	\$ 83,000	\$ 93,350	\$ 103,700	\$ 112,000	\$ 120,300	\$ 128,600	\$ 136,900
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 142,900	\$ 95,300	\$ 80,050	\$ 91,450	\$ 102,900	\$ 114,300	\$ 123,450	\$ 132,600	\$ 141,750	\$ 150,900
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 156,300	\$ 102,000	\$ 86,200	\$ 98,500	\$ 110,800	\$ 123,100	\$ 132,950	\$ 142,800	\$ 152,650	\$ 162,500
Westchester County, NY Statutory Exception Area	NY	\$ 151,400	\$ 95,300	\$ 82,250	\$ 94,000	\$ 105,750	\$ 117,450	\$ 126,850	\$ 136,250	\$ 145,650	\$ 155,050

## FY 2022 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2022 Low Income Limits</u>									
		Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 119,100	\$ 108,400	\$ 75,900	\$ 86,750	\$ 97,600	\$ 108,400	\$ 117,100	\$ 125,750	\$ 134,450	\$ 143,100
San Francisco, CA HUD Metro FMR Area	CA	\$ 166,000	\$ 149,100	\$ 104,400	\$ 119,300	\$ 134,200	\$ 149,100	\$ 161,050	\$ 173,000	\$ 184,900	\$ 196,850
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 168,500	\$ 131,750	\$ 94,400	\$ 107,850	\$ 121,350	\$ 134,800	\$ 145,600	\$ 156,400	\$ 167,200	\$ 177,950
Danbury, CT HUD Metro FMR Area	CT	\$ 134,700	\$ 89,950	\$ 72,600	\$ 83,000	\$ 93,350	\$ 103,700	\$ 112,000	\$ 120,300	\$ 128,600	\$ 136,900
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 180,900	\$ 102,150	\$ 94,300	\$ 107,750	\$ 121,200	\$ 134,650	\$ 145,450	\$ 156,200	\$ 167,000	\$ 177,750
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 142,300	\$ 90,000	\$ 79,700	\$ 91,100	\$ 102,500	\$ 113,850	\$ 123,000	\$ 132,100	\$ 141,200	\$ 150,300
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 127,700	\$ 90,000	\$ 68,550	\$ 78,350	\$ 88,150	\$ 97,900	\$ 105,750	\$ 113,600	\$ 121,400	\$ 129,250
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 135,600	\$ 90,000	\$ 75,950	\$ 86,800	\$ 97,650	\$ 108,500	\$ 117,200	\$ 125,900	\$ 134,550	\$ 143,250
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 146,400	\$ 96,300	\$ 81,400	\$ 93,000	\$ 104,650	\$ 116,250	\$ 125,550	\$ 134,850	\$ 144,150	\$ 153,450
Westchester County, NY Statutory Exception Area	NY	\$ 138,600	\$ 90,000	\$ 77,650	\$ 88,750	\$ 99,850	\$ 110,900	\$ 119,800	\$ 128,650	\$ 137,550	\$ 146,400

## FY 2021 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2021 Low Income Limits</u>									
		Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 106,700	\$ 107,550	\$ 76,100	\$ 87,000	\$ 97,850	\$ 108,700	\$ 117,400	\$ 126,100	\$ 134,800	\$ 143,500
San Francisco, CA HUD Metro FMR Area	CA	\$ 149,600	\$ 146,350	\$ 116,000	\$ 132,600	\$ 149,150	\$ 165,700	\$ 179,000	\$ 192,250	\$ 205,500	\$ 218,750
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 151,300	\$ 117,750	\$ 99,600	\$ 113,800	\$ 128,050	\$ 142,250	\$ 153,650	\$ 165,050	\$ 176,400	\$ 187,800
Danbury, CT HUD Metro FMR Area	CT	\$ 115,800	\$ 80,400	\$ 64,900	\$ 74,200	\$ 83,450	\$ 92,700	\$ 100,150	\$ 107,550	\$ 114,950	\$ 122,400
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 151,800	\$ 91,300	\$ 84,300	\$ 96,350	\$ 108,400	\$ 120,400	\$ 130,050	\$ 139,700	\$ 149,300	\$ 158,950
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 129,000	\$ 82,300	\$ 72,250	\$ 82,600	\$ 92,900	\$ 103,200	\$ 111,500	\$ 119,750	\$ 128,000	\$ 136,250
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 113,200	\$ 82,400	\$ 61,250	\$ 70,000	\$ 78,750	\$ 87,500	\$ 94,500	\$ 101,500	\$ 108,500	\$ 115,500
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 123,200	\$ 81,750	\$ 69,000	\$ 78,850	\$ 88,700	\$ 98,550	\$ 106,450	\$ 114,350	\$ 122,250	\$ 130,100
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 129,900	\$ 94,900	\$ 72,750	\$ 83,150	\$ 93,550	\$ 103,900	\$ 112,250	\$ 120,550	\$ 128,850	\$ 137,150
Westchester County, NY Statutory Exception Area	NY	\$ 127,500	\$ 90,550	\$ 71,400	\$ 81,600	\$ 91,800	\$ 102,000	\$ 110,200	\$ 118,350	\$ 126,500	\$ 134,650

## FY 2020 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2020 Low Income Limits</u>									
		Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 103,000	\$ 102,450	\$ 72,350	\$ 82,700	\$ 93,050	\$ 103,350	\$ 111,650	\$ 119,900	\$ 128,200	\$ 136,450
San Francisco, CA HUD Metro FMR Area	CA	\$ 143,100	\$ 139,400	\$ 109,000	\$ 124,600	\$ 140,150	\$ 155,700	\$ 168,200	\$ 180,650	\$ 193,100	\$ 205,550
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 141,600	\$ 112,150	\$ 96,950	\$ 110,800	\$ 124,650	\$ 138,500	\$ 149,600	\$ 160,700	\$ 171,750	\$ 182,850
Danbury, CT HUD Metro FMR Area	CT	\$ 122,000	\$ 81,500	\$ 68,350	\$ 78,100	\$ 87,850	\$ 97,600	\$ 105,450	\$ 113,250	\$ 121,050	\$ 128,850
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 143,400	\$ 95,000	\$ 80,300	\$ 91,800	\$ 103,250	\$ 114,700	\$ 123,900	\$ 133,100	\$ 142,250	\$ 151,450
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 126,000	\$ 79,600	\$ 70,600	\$ 80,650	\$ 90,750	\$ 100,800	\$ 108,900	\$ 116,950	\$ 125,000	\$ 133,100
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 104,200	\$ 78,500	\$ 58,350	\$ 66,700	\$ 75,050	\$ 83,350	\$ 90,050	\$ 96,700	\$ 103,400	\$ 110,050
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 119,500	\$ 82,550	\$ 66,950	\$ 76,500	\$ 86,050	\$ 95,600	\$ 103,250	\$ 110,900	\$ 118,550	\$ 126,200
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 126,600	\$ 92,900	\$ 70,950	\$ 81,050	\$ 91,200	\$ 101,300	\$ 109,450	\$ 117,550	\$ 125,650	\$ 133,750
Westchester County, NY Statutory Exception Area	NY	\$ 125,800	\$ 89,350	\$ 70,500	\$ 80,550	\$ 90,600	\$ 100,650	\$ 108,750	\$ 116,800	\$ 124,850	\$ 132,900

## FY 2019 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2019 Low Income Limits</u>									
		Median Income	Four- Person Low-Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 97,900	\$ 94,950	\$ 66,500	\$ 76,000	\$ 85,500	\$ 94,950	\$ 102,550	\$ 110,150	\$ 117,750	\$ 125,350
San Francisco, CA HUD Metro FMR Area	CA	\$ 136,800	\$ 129,150	\$ 103,500	\$ 118,300	\$ 133,100	\$ 147,850	\$ 159,700	\$ 171,550	\$ 183,350	\$ 195,200
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 131,400	\$ 103,900	\$ 92,700	\$ 105,950	\$ 119,200	\$ 132,400	\$ 143,000	\$ 153,600	\$ 164,200	\$ 174,800
Danbury, CT HUD Metro FMR Area	CT	\$ 113,300	\$ 75,500	\$ 63,500	\$ 72,550	\$ 81,600	\$ 90,650	\$ 97,950	\$ 105,200	\$ 112,450	\$ 119,700
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 144,300	\$ 88,050	\$ 80,850	\$ 92,400	\$ 103,950	\$ 115,450	\$ 124,700	\$ 133,950	\$ 143,200	\$ 152,400
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 121,300	\$ 77,600	\$ 67,950	\$ 77,650	\$ 87,350	\$ 97,050	\$ 104,850	\$ 112,600	\$ 120,350	\$ 128,150
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 106,600	\$ 75,500	\$ 59,750	\$ 68,250	\$ 76,800	\$ 85,300	\$ 92,150	\$ 98,950	\$ 105,800	\$ 112,600
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 118,300	\$ 81,450	\$ 66,300	\$ 75,750	\$ 85,200	\$ 94,650	\$ 102,250	\$ 109,800	\$ 117,400	\$ 124,950
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 124,000	\$ 88,950	\$ 69,450	\$ 79,400	\$ 89,300	\$ 99,200	\$ 107,150	\$ 115,100	\$ 123,050	\$ 130,950
Westchester County, NY Statutory Exception Area	NY	\$ 120,300	\$ 82,800	\$ 67,400	\$ 77,000	\$ 86,650	\$ 96,250	\$ 103,950	\$ 111,650	\$ 119,350	\$ 127,050



## FY 2018 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2018 Low Income Limits</u>									
		Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 92,700	\$ 87,450	\$ 61,250	\$ 70,000	\$ 78,750	\$ 87,450	\$ 94,450	\$ 101,450	\$ 108,450	\$ 115,450
San Francisco, CA HUD Metro FMR Area	CA	\$ 118,400	\$ 117,400	\$ 101,850	\$ 116,400	\$ 130,950	\$ 145,500	\$ 157,150	\$ 168,800	\$ 180,450	\$ 192,100
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 125,200	\$ 94,450	\$ 82,350	\$ 94,100	\$ 105,850	\$ 117,600	\$ 127,050	\$ 136,450	\$ 145,850	\$ 155,250
Danbury, CT HUD Metro FMR Area	CT	\$ 116,300	\$ 75,050	\$ 65,150	\$ 74,450	\$ 83,750	\$ 93,050	\$ 100,500	\$ 107,950	\$ 115,400	\$ 122,850
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 134,900	\$ 92,650	\$ 75,550	\$ 86,350	\$ 97,150	\$ 107,900	\$ 116,550	\$ 125,200	\$ 133,800	\$ 142,450
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 117,200	\$ 77,450	\$ 65,650	\$ 75,000	\$ 84,400	\$ 93,750	\$ 101,250	\$ 108,750	\$ 116,250	\$ 123,750
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 102,300	\$ 73,600	\$ 57,300	\$ 65,500	\$ 73,700	\$ 81,850	\$ 88,400	\$ 94,950	\$ 101,500	\$ 108,050
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 107,900	\$ 75,850	\$ 60,450	\$ 69,050	\$ 77,700	\$ 86,300	\$ 93,250	\$ 100,150	\$ 107,050	\$ 113,950
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 116,700	\$ 87,600	\$ 65,350	\$ 74,700	\$ 84,050	\$ 93,350	\$ 100,850	\$ 108,300	\$ 115,800	\$ 123,250
Westchester County, NY Statutory Exception Area	NY	\$ 117,100	\$ 78,650	\$ 65,600	\$ 75,000	\$ 84,350	\$ 93,700	\$ 101,200	\$ 108,700	\$ 116,200	\$ 123,700

## FY 2017 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2017 Low Income Limits</u>									
		Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 88,000	\$ 83,450	\$ 59,200	\$ 67,650	\$ 76,100	\$ 84,550	\$ 91,350	\$ 98,100	\$ 104,850	\$ 111,650
San Francisco, CA HUD Metro FMR Area	CA	\$ 115,300	\$ 105,350	\$ 98,500	\$ 112,600	\$ 126,650	\$ 140,700	\$ 152,000	\$ 163,250	\$ 174,500	\$ 185,750
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 113,300	\$ 84,750	\$ 72,450	\$ 82,800	\$ 93,150	\$ 103,500	\$ 111,800	\$ 120,100	\$ 128,350	\$ 136,650
Danbury, CT HUD Metro FMR Area	CT	\$ 114,700	\$ 73,650	\$ 61,750	\$ 70,550	\$ 79,350	\$ 88,150	\$ 95,250	\$ 102,300	\$ 109,350	\$ 116,400
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 142,800	\$ 88,550	\$ 78,650	\$ 89,850	\$ 101,100	\$ 112,300	\$ 121,300	\$ 130,300	\$ 139,300	\$ 148,250
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 110,300	\$ 75,050	\$ 61,800	\$ 70,600	\$ 79,450	\$ 88,250	\$ 95,350	\$ 102,400	\$ 109,450	\$ 116,500
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 96,500	\$ 68,000	\$ 54,050	\$ 61,800	\$ 69,500	\$ 77,200	\$ 83,400	\$ 89,600	\$ 95,750	\$ 101,950
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 105,400	\$ 77,100	\$ 59,050	\$ 67,450	\$ 75,900	\$ 84,300	\$ 91,050	\$ 97,800	\$ 104,550	\$ 111,300
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 110,800	\$ 81,000	\$ 62,100	\$ 70,950	\$ 79,800	\$ 88,650	\$ 95,750	\$ 102,850	\$ 109,950	\$ 117,050
Westchester County, NY Statutory Exception Area	NY	\$ 111,400	\$ 75,300	\$ 62,400	\$ 71,300	\$ 80,200	\$ 89,100	\$ 96,250	\$ 103,400	\$ 110,500	\$ 117,650

## FY 2016 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2016 Low Income Limits</u>									
		Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine, CA HUD Metro FMR Area	CA	\$ 85,000	\$ 78,000	\$ 54,600	\$ 62,400	\$ 70,200	\$ 78,000	\$ 84,250	\$ 90,500	\$ 96,750	\$ 103,000
San Francisco, CA HUD Metro FMR Area	CA	\$ 107,700	\$ 98,500	\$ 74,700	\$ 85,400	\$ 96,050	\$ 106,700	\$ 115,250	\$ 123,800	\$ 132,350	\$ 140,850
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 107,100	\$ 79,250	\$ 65,100	\$ 74,400	\$ 83,700	\$ 92,950	\$ 100,400	\$ 107,850	\$ 115,300	\$ 122,700
Danbury, CT HUD Metro FMR Area	CT	\$ 105,400	\$ 77,500	\$ 59,850	\$ 68,400	\$ 76,950	\$ 85,450	\$ 92,300	\$ 99,150	\$ 106,000	\$ 112,800
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 131,300	\$ 82,800	\$ 73,550	\$ 84,050	\$ 94,550	\$ 105,050	\$ 113,500	\$ 121,900	\$ 130,300	\$ 138,700
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 108,600	\$ 70,150	\$ 60,850	\$ 69,550	\$ 78,250	\$ 86,900	\$ 93,900	\$ 100,850	\$ 107,800	\$ 114,750
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 91,200	\$ 67,100	\$ 51,100	\$ 58,400	\$ 65,700	\$ 72,950	\$ 78,800	\$ 84,650	\$ 90,500	\$ 96,300
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 103,800	\$ 73,150	\$ 58,150	\$ 66,450	\$ 74,750	\$ 83,050	\$ 89,700	\$ 96,350	\$ 103,000	\$ 109,650
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 106,200	\$ 75,700	\$ 59,500	\$ 68,000	\$ 76,500	\$ 84,950	\$ 91,750	\$ 98,550	\$ 105,350	\$ 112,150
Westchester County, NY Statutory Exception Area	NY	\$ 107,800	\$ 70,400	\$ 60,400	\$ 69,000	\$ 77,650	\$ 86,250	\$ 93,150	\$ 100,050	\$ 106,950	\$ 113,850

## FY 2015 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2015 Low Income Limits</u>									
		Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 85,900	\$ 74,950	\$ 52,500	\$ 60,000	\$ 67,500	\$ 74,950	\$ 80,950	\$ 86,950	\$ 92,950	\$ 98,950
San Francisco, CA HUD Metro FMR Area	CA	\$ 101,900	\$ 93,850	\$ 67,350	\$ 76,950	\$ 86,550	\$ 96,150	\$ 103,850	\$ 111,550	\$ 119,250	\$ 126,950
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 106,300	\$ 75,500	\$ 59,550	\$ 68,050	\$ 76,550	\$ 85,050	\$ 91,900	\$ 98,700	\$ 105,500	\$ 112,300
Danbury, CT HUD Metro FMR Area	CT	\$ 112,400	\$ 73,850	\$ 62,950	\$ 71,950	\$ 80,950	\$ 89,900	\$ 97,100	\$ 104,300	\$ 111,500	\$ 118,700
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 127,900	\$ 78,900	\$ 71,650	\$ 81,850	\$ 92,100	\$ 102,300	\$ 110,500	\$ 118,700	\$ 126,900	\$ 135,050
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 109,200	\$ 68,000	\$ 61,150	\$ 69,900	\$ 78,650	\$ 87,350	\$ 94,350	\$ 101,350	\$ 108,350	\$ 115,350
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 93,700	\$ 65,800	\$ 51,950	\$ 59,350	\$ 66,750	\$ 74,150	\$ 80,100	\$ 86,050	\$ 91,950	\$ 97,900
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 103,900	\$ 69,700	\$ 58,200	\$ 66,500	\$ 74,800	\$ 83,100	\$ 89,750	\$ 96,400	\$ 103,050	\$ 109,700
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 109,000	\$ 79,650	\$ 61,050	\$ 69,800	\$ 78,500	\$ 87,200	\$ 94,200	\$ 101,200	\$ 108,150	\$ 115,150
Westchester County, NY Statutory Exception Area	NY	\$ 105,700	\$ 71,600	\$ 59,200	\$ 67,650	\$ 76,100	\$ 84,550	\$ 91,350	\$ 98,100	\$ 104,850	\$ 111,650

## FY 2014 Uncapped Low Income Limits

### Uncapped FY 2014 Low Income Limits

FMR AREA	State	Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 84,900	\$ 72,250	\$ 50,600	\$ 57,800	\$ 65,050	\$ 72,250	\$ 78,050	\$ 83,850	\$ 89,600	\$ 95,400
San Francisco, CA HUD Metro FMR Area	CA	\$ 97,100	\$ 88,600	\$ 62,050	\$ 70,900	\$ 79,750	\$ 88,600	\$ 95,700	\$ 102,800	\$ 109,900	\$ 117,000
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 101,900	\$ 71,300	\$ 57,050	\$ 65,200	\$ 73,350	\$ 81,500	\$ 88,050	\$ 94,550	\$ 101,100	\$ 107,600
Danbury, CT HUD Metro FMR Area	CT	\$ 113,900	\$ 70,800	\$ 63,250	\$ 72,250	\$ 81,300	\$ 90,300	\$ 97,550	\$ 104,750	\$ 112,000	\$ 119,200
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 125,100	\$ 74,500	\$ 69,550	\$ 79,450	\$ 89,400	\$ 99,300	\$ 107,250	\$ 115,200	\$ 123,150	\$ 131,100
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 107,000	\$ 68,500	\$ 59,950	\$ 68,500	\$ 77,050	\$ 85,600	\$ 92,450	\$ 99,300	\$ 106,150	\$ 113,000
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 87,500	\$ 65,350	\$ 49,000	\$ 56,000	\$ 63,000	\$ 70,000	\$ 75,600	\$ 81,200	\$ 86,800	\$ 92,400
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 100,500	\$ 68,000	\$ 56,300	\$ 64,350	\$ 72,400	\$ 80,400	\$ 86,850	\$ 93,300	\$ 99,700	\$ 106,150
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 105,100	\$ 75,200	\$ 58,900	\$ 67,300	\$ 75,700	\$ 84,100	\$ 90,850	\$ 97,600	\$ 104,300	\$ 111,050
Westchester County, NY Statutory Exception Area	NY	\$ 103,700	\$ 67,600	\$ 58,100	\$ 66,400	\$ 74,700	\$ 83,000	\$ 89,650	\$ 96,300	\$ 102,950	\$ 109,600

## FY 2013 Uncapped Low Income Limits

### Uncapped FY 2013 Low Income Limits

FMR AREA	State	Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 84,100	\$ 73,200	\$ 51,250	\$ 58,600	\$ 65,900	\$ 73,200	\$ 79,100	\$ 84,950	\$ 90,800	\$ 96,650
San Francisco, CA HUD Metro FMR Area	CA	\$ 101,200	\$ 84,400	\$ 59,100	\$ 67,550	\$ 76,000	\$ 84,400	\$ 91,200	\$ 97,950	\$ 104,700	\$ 111,450
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 101,300	\$ 75,050	\$ 56,700	\$ 64,800	\$ 72,900	\$ 81,000	\$ 87,500	\$ 94,000	\$ 100,450	\$ 106,950
Danbury, CT HUD Metro FMR Area	CT	\$ 107,600	\$ 67,450	\$ 60,300	\$ 68,900	\$ 77,500	\$ 86,100	\$ 93,000	\$ 99,900	\$ 106,800	\$ 113,700
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 115,300	\$ 78,400	\$ 68,350	\$ 78,100	\$ 87,850	\$ 97,600	\$ 105,450	\$ 113,250	\$ 121,050	\$ 128,850
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 107,300	\$ 66,750	\$ 60,100	\$ 68,650	\$ 77,250	\$ 85,800	\$ 92,700	\$ 99,550	\$ 106,400	\$ 113,300
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 90,900	\$ 67,150	\$ 50,900	\$ 58,200	\$ 65,450	\$ 72,700	\$ 78,550	\$ 84,350	\$ 90,150	\$ 96,000
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 103,900	\$ 66,250	\$ 58,200	\$ 66,500	\$ 74,800	\$ 83,100	\$ 89,750	\$ 96,400	\$ 103,050	\$ 109,700
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 105,900	\$ 74,500	\$ 59,300	\$ 67,800	\$ 76,250	\$ 84,700	\$ 91,500	\$ 98,300	\$ 105,050	\$ 111,850
Westchester County, NY Statutory Exception Area	NY	\$ 104,200	\$ 70,050	\$ 58,400	\$ 66,750	\$ 75,100	\$ 83,400	\$ 90,100	\$ 96,750	\$ 103,450	\$ 110,100

## FY 2012 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2012 Low Income Limits</u>									
		Median Income	Four- Person Low- Income Limit	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 85,300	\$ 77,050	\$ 53,950	\$ 61,650	\$ 69,350	\$ 77,050	\$ 83,250	\$ 89,400	\$ 95,550	\$ 101,750
San Francisco, CA HUD Metro FMR Area	CA	\$ 103,000	\$ 88,800	\$ 62,200	\$ 71,050	\$ 79,950	\$ 88,800	\$ 95,950	\$ 103,050	\$ 110,150	\$ 117,250
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 105,000	\$ 75,700	\$ 58,800	\$ 67,200	\$ 75,600	\$ 84,000	\$ 90,750	\$ 97,450	\$ 104,200	\$ 110,900
Danbury, CT HUD Metro FMR Area	CT	\$ 110,400	\$ 70,950	\$ 61,850	\$ 70,650	\$ 79,500	\$ 88,300	\$ 95,400	\$ 102,450	\$ 109,500	\$ 116,600
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 128,400	\$ 82,500	\$ 71,900	\$ 82,200	\$ 92,450	\$ 102,700	\$ 110,950	\$ 119,150	\$ 127,350	\$ 135,600
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 107,500	\$ 70,250	\$ 60,200	\$ 68,800	\$ 77,400	\$ 86,000	\$ 92,900	\$ 99,800	\$ 106,650	\$ 113,550
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 94,600	\$ 70,650	\$ 53,000	\$ 60,600	\$ 68,150	\$ 75,700	\$ 81,800	\$ 87,850	\$ 93,900	\$ 99,950
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 105,000	\$ 65,000	\$ 58,800	\$ 67,200	\$ 75,600	\$ 84,000	\$ 90,750	\$ 97,450	\$ 104,200	\$ 110,900
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 107,500	\$ 78,400	\$ 60,200	\$ 68,800	\$ 77,400	\$ 86,000	\$ 92,900	\$ 99,800	\$ 106,650	\$ 113,550
Westchester County, NY Statutory Exception Area	NY	\$ 107,900	\$ 73,700	\$ 60,450	\$ 69,050	\$ 77,700	\$ 86,300	\$ 93,250	\$ 100,150	\$ 107,050	\$ 113,950

## FY 2011 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2011 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 84,200	\$ 73,850	\$ 51,700	\$ 59,100	\$ 66,500	\$ 73,850	\$ 79,800	\$ 85,700	\$ 91,600	\$ 97,500
San Francisco, CA HUD Metro FMR Area	CA	\$ 101,600	\$ 85,450	\$ 59,850	\$ 68,400	\$ 76,950	\$ 85,450	\$ 92,300	\$ 99,150	\$ 106,000	\$ 112,800
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 103,600	\$ 79,350	\$ 58,050	\$ 66,350	\$ 74,650	\$ 82,900	\$ 89,550	\$ 96,200	\$ 102,800	\$ 109,450
Danbury, CT HUD Metro FMR Area	CT	\$ 108,900	\$ 74,650	\$ 61,000	\$ 69,700	\$ 78,400	\$ 87,100	\$ 94,100	\$ 101,050	\$ 108,050	\$ 115,000
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 126,600	\$ 84,500	\$ 70,950	\$ 81,050	\$ 91,200	\$ 101,300	\$ 109,450	\$ 117,550	\$ 125,650	\$ 133,750
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 106,100	\$ 67,600	\$ 59,450	\$ 67,950	\$ 76,450	\$ 84,900	\$ 91,700	\$ 98,500	\$ 105,300	\$ 112,100
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 93,300	\$ 67,600	\$ 52,250	\$ 59,700	\$ 67,150	\$ 74,600	\$ 80,600	\$ 86,550	\$ 92,550	\$ 98,500
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 103,600	\$ 67,600	\$ 58,050	\$ 66,350	\$ 74,650	\$ 82,900	\$ 89,550	\$ 96,200	\$ 102,800	\$ 109,450
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 106,100	\$ 77,450	\$ 59,450	\$ 67,950	\$ 76,450	\$ 84,900	\$ 91,700	\$ 98,500	\$ 105,300	\$ 112,100
Westchester County, NY Statutory Exception Area	NY	\$ 106,500	\$ 72,800	\$ 59,650	\$ 68,200	\$ 76,700	\$ 85,200	\$ 92,050	\$ 98,850	\$ 105,650	\$ 112,500



## FY 2010 Uncapped Low Income Limits

FMR AREA	<u>Uncapped FY 2010 Low Income Limits</u>										
	State	Median Income	Four- Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 87,200	\$ 74,300	\$ 52,050	\$ 59,450	\$ 66,900	\$ 74,300	\$ 80,250	\$ 86,200	\$ 92,150	\$ 98,100
San Francisco, CA HUD Metro FMR Area	CA	\$ 99,400	\$ 86,000	\$ 60,200	\$ 68,800	\$ 77,400	\$ 86,000	\$ 92,900	\$ 99,800	\$ 106,600	\$ 113,500
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 103,500	\$ 80,700	\$ 58,000	\$ 66,250	\$ 74,550	\$ 82,800	\$ 89,400	\$ 96,000	\$ 102,700	\$ 109,300
Danbury, CT HUD Metro FMR Area	CT	\$ 107,600	\$ 73,650	\$ 60,300	\$ 68,900	\$ 77,500	\$ 86,100	\$ 93,000	\$ 99,900	\$ 106,800	\$ 113,700
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 125,700	\$ 83,400	\$ 70,450	\$ 80,500	\$ 90,550	\$ 100,600	\$ 108,600	\$ 116,700	\$ 124,700	\$ 132,800
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 103,500	\$ 64,400	\$ 58,000	\$ 66,250	\$ 74,550	\$ 82,800	\$ 89,400	\$ 96,000	\$ 102,700	\$ 109,300
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 92,200	\$ 64,400	\$ 51,700	\$ 59,050	\$ 66,450	\$ 73,800	\$ 79,700	\$ 85,600	\$ 91,500	\$ 97,400
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 102,000	\$ 65,700	\$ 57,150	\$ 65,300	\$ 73,450	\$ 81,600	\$ 88,100	\$ 94,700	\$ 101,200	\$ 107,700
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 103,600	\$ 74,250	\$ 58,050	\$ 66,350	\$ 74,650	\$ 82,900	\$ 89,500	\$ 96,200	\$ 102,800	\$ 109,400
Westchester County, NY Statutory Exception Area	NY	\$ 104,700	\$ 75,600	\$ 58,700	\$ 67,050	\$ 75,450	\$ 83,800	\$ 90,500	\$ 97,200	\$ 103,900	\$ 110,600

## FY 2009 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2009 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 86,100	\$ 74,400	\$ 48,200	\$ 55,100	\$ 62,000	\$ 68,900	\$ 74,400	\$ 79,900	\$ 85,400	\$ 90,900
San Francisco, CA HUD Metro FMR Area	CA	\$ 96,800	\$ 90,500	\$ 54,200	\$ 62,000	\$ 69,700	\$ 77,400	\$ 83,600	\$ 89,800	\$ 96,000	\$ 102,200
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 102,500	\$ 84,900	\$ 57,400	\$ 65,600	\$ 73,800	\$ 82,000	\$ 88,600	\$ 95,100	\$ 101,700	\$ 108,200
Danbury, CT HUD Metro FMR Area	CT	\$ 107,100	\$ 67,700	\$ 60,000	\$ 68,500	\$ 77,100	\$ 85,700	\$ 92,500	\$ 99,400	\$ 106,200	\$ 113,100
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 122,300	\$ 76,550	\$ 68,500	\$ 78,300	\$ 88,100	\$ 97,800	\$ 105,700	\$ 113,500	\$ 121,300	\$ 129,100
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 102,700	\$ 61,500	\$ 57,500	\$ 65,700	\$ 73,900	\$ 82,200	\$ 88,700	\$ 95,300	\$ 101,900	\$ 108,500
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 91,200	\$ 61,500	\$ 51,100	\$ 58,400	\$ 65,700	\$ 73,000	\$ 78,800	\$ 84,600	\$ 90,500	\$ 96,300
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 100,100	\$ 62,500	\$ 56,100	\$ 64,100	\$ 72,100	\$ 80,100	\$ 86,500	\$ 92,900	\$ 99,300	\$ 105,700
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 101,800	\$ 71,300	\$ 57,000	\$ 65,200	\$ 73,300	\$ 81,400	\$ 88,000	\$ 94,500	\$ 101,000	\$ 107,500
Westchester County, NY Statutory Exception Area	NY	\$ 105,300	\$ 70,800	\$ 59,000	\$ 67,400	\$ 75,800	\$ 84,200	\$ 91,000	\$ 97,700	\$ 104,500	\$ 111,200

## FY 2008 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low- Income	Uncapped FY 2008 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 84,100	\$ 74,400	\$ 47,100	\$ 53,800	\$ 60,600	\$ 67,300	\$ 72,700	\$ 78,000	\$ 83,400	\$ 88,800
San Francisco, CA HUD Metro FMR Area	CA	\$ 94,300	\$ 90,500	\$ 52,800	\$ 60,400	\$ 67,900	\$ 90,500	\$ 81,500	\$ 87,500	\$ 93,500	\$ 99,600
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 97,800	\$ 84,900	\$ 54,800	\$ 62,600	\$ 70,400	\$ 84,900	\$ 84,500	\$ 90,800	\$ 97,000	\$ 103,300
Danbury, CT HUD Metro FMR Area	CT	\$ 104,500	\$ 67,700	\$ 58,500	\$ 66,900	\$ 75,200	\$ 67,700	\$ 90,300	\$ 97,000	\$ 103,700	\$ 110,400
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 117,800	\$ 76,550	\$ 66,000	\$ 75,400	\$ 84,800	\$ 76,550	\$ 101,800	\$ 109,300	\$ 116,900	\$ 124,400
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 99,000	\$ 61,500	\$ 55,400	\$ 63,400	\$ 71,300	\$ 61,500	\$ 85,500	\$ 91,900	\$ 98,200	\$ 104,500
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 86,900	\$ 61,500	\$ 48,700	\$ 55,600	\$ 62,600	\$ 61,500	\$ 75,100	\$ 80,600	\$ 86,200	\$ 91,800
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 96,700	\$ 62,500	\$ 54,200	\$ 61,900	\$ 69,600	\$ 62,500	\$ 83,500	\$ 89,700	\$ 95,900	\$ 102,100
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 97,100	\$ 71,300	\$ 54,400	\$ 62,100	\$ 69,900	\$ 71,300	\$ 83,900	\$ 90,100	\$ 96,300	\$ 102,500
Westchester County, NY Statutory Exception Area	NY	\$ 101,600	\$ 70,800	\$ 56,900	\$ 65,000	\$ 73,200	\$ 70,800	\$ 87,800	\$ 94,300	\$ 100,800	\$ 107,300

## FY 2007 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2007 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 78,700	\$ 69,300	\$ 44,100	\$ 50,400	\$ 56,700	\$ 63,000	\$ 68,000	\$ 73,000	\$ 78,100	\$ 83,100
San Francisco, CA HUD Metro FMR Area	CA	\$ 86,500	\$ 90,500	\$ 48,400	\$ 55,400	\$ 62,300	\$ 69,200	\$ 74,700	\$ 80,300	\$ 85,800	\$ 91,300
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 94,500	\$ 84,900	\$ 52,900	\$ 60,500	\$ 68,000	\$ 75,600	\$ 81,600	\$ 87,700	\$ 93,700	\$ 99,800
Danbury, CT HUD Metro FMR Area	CT	\$ 100,000	\$ 59,600	\$ 56,000	\$ 64,000	\$ 72,000	\$ 80,000	\$ 86,400	\$ 92,800	\$ 99,200	\$ 105,600
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 111,000	\$ 74,250	\$ 62,200	\$ 71,000	\$ 79,900	\$ 88,800	\$ 95,900	\$ 103,000	\$ 110,100	\$ 117,200
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 94,500	\$ 60,000	\$ 52,900	\$ 60,500	\$ 68,000	\$ 75,600	\$ 81,600	\$ 87,700	\$ 93,700	\$ 99,800
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 84,000	\$ 59,600	\$ 47,000	\$ 53,800	\$ 60,500	\$ 67,200	\$ 72,600	\$ 78,000	\$ 83,300	\$ 88,700
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 92,800	\$ 59,600	\$ 52,000	\$ 59,400	\$ 66,800	\$ 74,200	\$ 80,200	\$ 86,100	\$ 92,100	\$ 98,000
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 93,800	\$ 63,200	\$ 52,500	\$ 60,000	\$ 67,500	\$ 75,000	\$ 81,000	\$ 87,000	\$ 93,000	\$ 99,100
Westchester County, NY Statutory Exception Area	NY	\$ 95,900	\$ 65,050	\$ 53,700	\$ 61,400	\$ 69,000	\$ 76,700	\$ 82,900	\$ 89,000	\$ 95,100	\$ 101,300

## FY 2006 Uncapped Low Income Limits

FMR AREA	<u>Uncapped FY 2006 Low Income Limits</u>										
	State	Median Income	Four- Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 78,300	\$ 64,900	\$ 43,800	\$ 50,100	\$ 56,400	\$ 62,600	\$ 67,700	\$ 72,700	\$ 77,700	\$ 82,700
San Francisco, CA HUD Metro FMR Area	CA	\$ 91,200	\$ 90,500	\$ 51,100	\$ 58,400	\$ 65,700	\$ 73,000	\$ 78,800	\$ 84,600	\$ 90,500	\$ 96,300
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 97,100	\$ 84,900	\$ 54,400	\$ 62,100	\$ 69,900	\$ 77,700	\$ 83,900	\$ 90,100	\$ 96,300	\$ 102,500
Danbury, CT HUD Metro FMR Area	CT	\$ 95,900	\$ 59,600	\$ 53,700	\$ 61,400	\$ 69,000	\$ 76,700	\$ 82,900	\$ 89,000	\$ 95,100	\$ 101,300
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 116,300	\$ 70,000	\$ 65,100	\$ 74,400	\$ 83,700	\$ 93,000	\$ 100,500	\$ 107,900	\$ 115,400	\$ 122,800
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 90,300	\$ 59,600	\$ 50,600	\$ 57,800	\$ 65,000	\$ 72,200	\$ 78,000	\$ 83,800	\$ 89,600	\$ 95,400
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 87,500	\$ 59,600	\$ 49,000	\$ 56,000	\$ 63,000	\$ 70,000	\$ 75,600	\$ 81,200	\$ 86,800	\$ 92,400
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 95,800	\$ 59,600	\$ 53,600	\$ 61,300	\$ 69,000	\$ 76,600	\$ 82,800	\$ 88,900	\$ 95,000	\$ 101,200
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 91,000	\$ 61,750	\$ 51,000	\$ 58,200	\$ 65,500	\$ 72,800	\$ 78,600	\$ 84,400	\$ 90,300	\$ 96,100
Westchester County, NY Statutory Exception Area	NY	\$ 96,500	\$ 61,350	\$ 54,000	\$ 61,800	\$ 69,500	\$ 77,200	\$ 83,400	\$ 89,600	\$ 95,700	\$ 101,900

## FY 2005 Uncapped Low Income Limits

FMR AREA	<u>Uncapped FY 2005 Low Income Limits</u>										
	State	Median Income	Four- Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 75,700	\$ 61,450	\$ 42,400	\$ 48,400	\$ 54,500	\$ 60,600	\$ 65,400	\$ 70,200	\$ 75,100	\$ 79,900
San Francisco, CA HUD Metro FMR Area	CA	\$ 95,000	\$ 90,500	\$ 53,200	\$ 60,800	\$ 68,400	\$ 76,000	\$ 82,100	\$ 88,200	\$ 94,200	\$ 100,300
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 105,500	\$ 84,900	\$ 59,100	\$ 67,500	\$ 76,000	\$ 84,400	\$ 91,200	\$ 97,900	\$ 104,700	\$ 111,400
Danbury, CT HUD Metro FMR Area	CT	\$ 96,500	\$ 58,000	\$ 54,000	\$ 61,800	\$ 69,500	\$ 77,200	\$ 83,400	\$ 89,600	\$ 95,700	\$ 101,900
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 111,600	\$ 69,600	\$ 62,500	\$ 71,400	\$ 80,400	\$ 89,300	\$ 96,400	\$ 103,600	\$ 110,700	\$ 117,800
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 89,300	\$ 58,000	\$ 50,000	\$ 57,200	\$ 64,300	\$ 71,400	\$ 77,200	\$ 82,900	\$ 88,600	\$ 94,300
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 83,500	\$ 58,000	\$ 46,800	\$ 53,400	\$ 60,100	\$ 66,800	\$ 72,100	\$ 77,500	\$ 82,800	\$ 88,200
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 92,000	\$ 58,000	\$ 51,500	\$ 58,900	\$ 66,200	\$ 73,600	\$ 79,500	\$ 85,400	\$ 91,300	\$ 97,200
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 88,850	\$ 61,750	\$ 49,800	\$ 56,900	\$ 64,000	\$ 71,100	\$ 76,800	\$ 82,500	\$ 88,100	\$ 93,800
Westchester County, NY Statutory Exception Area	NY	\$ 93,400	\$ 60,300	\$ 52,300	\$ 59,800	\$ 67,200	\$ 74,700	\$ 80,700	\$ 86,700	\$ 92,700	\$ 98,600

## FY 2004 Uncapped Low Income Limits

FMR AREA	<u>Uncapped FY 2004 Low Income Limits</u>										
	State	Median Income	Four- Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 74,200	\$ 57,500	\$ 41,600	\$ 47,500	\$ 53,400	\$ 59,400	\$ 64,100	\$ 68,900	\$ 73,600	\$ 78,400
San Francisco, CA HUD Metro FMR Area	CA	\$ 95,000	\$ 90,500	\$ 53,200	\$ 60,800	\$ 68,400	\$ 76,000	\$ 82,100	\$ 88,200	\$ 94,200	\$ 100,300
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 105,500	\$ 84,900	\$ 59,100	\$ 67,500	\$ 76,000	\$ 84,400	\$ 91,200	\$ 97,900	\$ 104,700	\$ 111,400
Danbury, CT HUD Metro FMR Area	CT	\$ 96,500	\$ 57,500	\$ 54,000	\$ 61,800	\$ 69,500	\$ 77,200	\$ 83,400	\$ 89,600	\$ 95,700	\$ 101,900
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 111,600	\$ 69,600	\$ 62,500	\$ 71,400	\$ 80,400	\$ 89,300	\$ 96,400	\$ 103,600	\$ 110,700	\$ 117,800
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 85,400	\$ 57,500	\$ 47,800	\$ 54,700	\$ 61,500	\$ 68,300	\$ 73,800	\$ 79,300	\$ 84,700	\$ 90,200
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 83,500	\$ 57,500	\$ 46,800	\$ 53,400	\$ 60,100	\$ 66,800	\$ 72,100	\$ 77,500	\$ 82,800	\$ 88,200
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 92,000	\$ 57,500	\$ 51,500	\$ 58,900	\$ 66,200	\$ 73,600	\$ 79,500	\$ 85,400	\$ 91,300	\$ 97,200
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 85,300	\$ 61,750	\$ 47,800	\$ 54,600	\$ 61,400	\$ 68,200	\$ 73,700	\$ 79,200	\$ 84,600	\$ 90,100
Westchester County, NY Statutory Exception Area	NY	\$ 93,400	\$ 60,300	\$ 52,300	\$ 59,800	\$ 67,200	\$ 74,700	\$ 80,700	\$ 86,700	\$ 92,700	\$ 98,600

## FY 2003 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2003 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 70,000	\$ 56,500	\$ 39,200	\$ 44,800	\$ 50,400	\$ 56,000	\$ 60,500	\$ 65,000	\$ 69,400	\$ 73,900
San Francisco, CA HUD Metro FMR Area	CA	\$ 91,500	\$ 90,500	\$ 51,200	\$ 58,600	\$ 65,900	\$ 73,200	\$ 79,100	\$ 84,900	\$ 90,800	\$ 96,600
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 105,500	\$ 82,100	\$ 59,100	\$ 67,500	\$ 76,000	\$ 84,400	\$ 91,200	\$ 97,900	\$ 104,700	\$ 111,400
Danbury, CT HUD Metro FMR Area	CT	\$ 95,700	\$ 56,500	\$ 53,600	\$ 61,200	\$ 68,900	\$ 76,600	\$ 82,700	\$ 88,800	\$ 94,900	\$ 101,100
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 110,500	\$ 66,950	\$ 61,900	\$ 70,700	\$ 79,600	\$ 88,400	\$ 95,500	\$ 102,500	\$ 109,600	\$ 116,700
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 84,800	\$ 56,500	\$ 47,500	\$ 54,300	\$ 61,100	\$ 67,800	\$ 73,300	\$ 78,700	\$ 84,100	\$ 89,500
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 78,800	\$ 56,500	\$ 44,100	\$ 50,400	\$ 56,700	\$ 63,000	\$ 68,100	\$ 73,100	\$ 78,200	\$ 83,200
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 86,900	\$ 56,500	\$ 48,700	\$ 55,600	\$ 62,600	\$ 69,500	\$ 75,100	\$ 80,600	\$ 86,200	\$ 91,800
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 83,700	\$ 59,450	\$ 46,900	\$ 53,600	\$ 60,300	\$ 67,000	\$ 72,300	\$ 77,700	\$ 83,000	\$ 88,400
Westchester County, NY Statutory Exception Area	NY	\$ 90,100	\$ 57,900	\$ 50,500	\$ 57,700	\$ 64,900	\$ 72,100	\$ 77,800	\$ 83,600	\$ 89,400	\$ 95,100



## FY 2002 Uncapped Low Income Limits

FMR AREA	State	<u>Uncapped FY 2002 Low Income Limits</u>									
		Median Income	Four- Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 75,600	\$ 54,400	\$ 42,300	\$ 48,400	\$ 54,400	\$ 60,500	\$ 65,300	\$ 70,200	\$ 75,000	\$ 79,800
San Francisco, CA HUD Metro FMR Area	CA	\$ 86,100	\$ 81,450	\$ 48,200	\$ 55,100	\$ 62,000	\$ 68,900	\$ 74,400	\$ 79,900	\$ 85,400	\$ 90,900
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 96,000	\$ 74,250	\$ 53,800	\$ 61,400	\$ 69,100	\$ 76,800	\$ 82,900	\$ 89,100	\$ 95,200	\$ 101,400
Danbury, CT HUD Metro FMR Area	CT	\$ 98,100	\$ 54,400	\$ 54,900	\$ 62,800	\$ 70,600	\$ 78,500	\$ 84,800	\$ 91,000	\$ 97,300	\$ 103,600
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 115,500	\$ 64,550	\$ 64,700	\$ 73,900	\$ 83,200	\$ 92,400	\$ 99,800	\$ 107,200	\$ 114,600	\$ 122,000
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 91,500	\$ 54,400	\$ 51,200	\$ 58,600	\$ 65,900	\$ 73,200	\$ 79,100	\$ 84,900	\$ 90,800	\$ 96,600
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 78,900	\$ 54,400	\$ 44,200	\$ 50,500	\$ 56,800	\$ 63,100	\$ 68,200	\$ 73,200	\$ 78,300	\$ 83,300
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 90,000	\$ 54,400	\$ 50,400	\$ 57,600	\$ 64,800	\$ 72,000	\$ 77,800	\$ 83,500	\$ 89,300	\$ 95,000
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 83,000	\$ 57,350	\$ 46,500	\$ 53,100	\$ 59,800	\$ 66,400	\$ 71,700	\$ 77,000	\$ 82,300	\$ 87,600
Westchester County, NY Statutory Exception Area	NY	\$ 91,400	\$ 55,750	\$ 51,200	\$ 58,500	\$ 65,800	\$ 73,100	\$ 79,000	\$ 84,800	\$ 90,700	\$ 96,500

## FY 2001 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2001 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 73,700	\$ 52,500	\$ 41,300	\$ 47,200	\$ 53,100	\$ 59,000	\$ 63,700	\$ 68,400	\$ 73,100	\$ 77,800
San Francisco, CA HUD Metro FMR Area	CA	\$ 80,100	\$ 68,000	\$ 44,900	\$ 51,300	\$ 57,700	\$ 64,100	\$ 69,200	\$ 74,300	\$ 79,500	\$ 84,600
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 87,300	\$ 69,050	\$ 48,900	\$ 55,900	\$ 62,900	\$ 69,800	\$ 75,400	\$ 81,000	\$ 86,600	\$ 92,200
Danbury, CT HUD Metro FMR Area	CT	\$ 93,500	\$ 52,500	\$ 52,400	\$ 59,800	\$ 67,300	\$ 74,800	\$ 80,800	\$ 86,800	\$ 92,800	\$ 98,700
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 109,800	\$ 61,700	\$ 61,500	\$ 70,300	\$ 79,100	\$ 87,800	\$ 94,900	\$ 101,900	\$ 108,900	\$ 115,900
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 85,600	\$ 52,500	\$ 47,900	\$ 54,800	\$ 61,600	\$ 68,500	\$ 74,000	\$ 79,400	\$ 84,900	\$ 90,400
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 74,600	\$ 52,500	\$ 41,800	\$ 47,700	\$ 53,700	\$ 59,700	\$ 64,500	\$ 69,200	\$ 74,000	\$ 78,800
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 85,000	\$ 52,500	\$ 47,600	\$ 54,400	\$ 61,200	\$ 68,000	\$ 73,400	\$ 78,900	\$ 84,300	\$ 89,800
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 78,700	\$ 54,700	\$ 44,100	\$ 50,400	\$ 56,700	\$ 63,000	\$ 68,000	\$ 73,000	\$ 78,100	\$ 83,100
Westchester County, NY Statutory Exception Area	NY	\$ 85,800	\$ 53,350	\$ 48,000	\$ 54,900	\$ 61,800	\$ 68,600	\$ 74,100	\$ 79,600	\$ 85,100	\$ 90,600

## FY 2000 Uncapped Low Income Limits

FMR AREA	State	Median Income	Four- Person Low-Income	Uncapped FY 2000 Low Income Limits							
				1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County, CA HUD Metro FMR Area	CA	\$ 69,600	\$ 50,200	\$ 39,000	\$ 44,500	\$ 50,100	\$ 50,200	\$ 60,100	\$ 64,600	\$ 69,000	\$ 73,500
San Francisco, CA HUD Metro FMR Area	CA	\$ 74,900	\$ 58,300	\$ 41,900	\$ 47,900	\$ 53,900	\$ 58,300	\$ 64,700	\$ 69,500	\$ 74,300	\$ 79,100
San Jose-Sunnyvale-Santa Clara, CA HUD Metro FMR Area	CA	\$ 87,000	\$ 56,950	\$ 48,700	\$ 55,700	\$ 62,600	\$ 56,950	\$ 75,200	\$ 80,700	\$ 86,300	\$ 91,900
Danbury, CT HUD Metro FMR Area	CT	\$ 87,400	\$ 50,200	\$ 48,900	\$ 55,900	\$ 62,900	\$ 50,200	\$ 75,500	\$ 81,100	\$ 86,700	\$ 92,300
Stamford-Norwalk, CT HUD Metro FMR Area	CT	\$ 102,400	\$ 53,200	\$ 57,300	\$ 65,500	\$ 73,700	\$ 53,200	\$ 88,500	\$ 95,000	\$ 101,600	\$ 108,100
Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area	DC	\$ 82,800	\$ 50,200	\$ 46,400	\$ 53,000	\$ 59,600	\$ 50,200	\$ 71,500	\$ 76,800	\$ 82,100	\$ 87,400
Bergen-Passaic, NJ HUD Metro FMR Area	NJ	\$ 72,600	\$ 50,200	\$ 40,700	\$ 46,500	\$ 52,300	\$ 50,200	\$ 62,700	\$ 67,400	\$ 72,000	\$ 76,700
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area	NJ	\$ 80,800	\$ 50,200	\$ 45,200	\$ 51,700	\$ 58,200	\$ 50,200	\$ 69,800	\$ 75,000	\$ 80,200	\$ 85,300
Nassau-Suffolk, NY HUD Metro FMR Area	NY	\$ 76,500	\$ 53,100	\$ 42,800	\$ 49,000	\$ 55,100	\$ 53,100	\$ 66,100	\$ 71,000	\$ 75,900	\$ 80,800
Westchester County, NY Statutory Exception Area	NY	\$ 83,100	\$ 51,700	\$ 46,500	\$ 53,200	\$ 59,800	\$ 51,700	\$ 71,800	\$ 77,100	\$ 82,400	\$ 87,800