



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

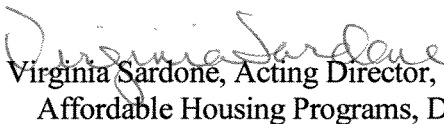
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

JAN 25 2012

MEMORANDUM FOR: SEE LIST ATTACHED

FROM:


Stanley Gimont, Director, Office of
Block Grant Assistance, DGB


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

SUBJECT: "Uncapped" Income Limits for 2012

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 10 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 46 HOME Investment Partnerships (HOME) participating jurisdictions may use "uncapped" income limits that reflect 80 percent of the actual median income for the area.

The attachment to this memorandum provides the 2012 "uncapped" income limits for the jurisdictions covered by this exception. For your information the "uncapped" income limits for 2000 – 2011 are also included on the attachment. The highlighted uncapped income limits for the Orange County, San Francisco and San Jose Metropolitan Statistical Areas (MSA) are lower than the normal, formula-based low-income limits. These calculations are described in HUD's FY 2012 Income Limits Briefing Material, which may be obtained at: http://www.huduser.org/portal/datasets/il/il11/IncomeLimitsBriefingMaterial_FY12_v2.pdf. Please ensure that grantees that choose to use the "uncapped" income limits for some or all of their HOME or CDBG-assisted activities reflect this determination in their Consolidated Plan/Action Plans.

The use of "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.

If you have any questions, please contact the Entitlement Communities Division at (202) 708-1577 or the Office of Affordable Housing Programs at (202) 402-4588.

Attachments

Addressees:

Gary Reisine, Director, Community Planning and Development Division, 1ED

AnnMarie Uebbing, Director, Community Planning and Development Division, 2FD

Vincent Hom, Director, Community Planning and Development Division, 2AD

Michael Rose, Acting Director, Community Planning and Development Division, 3 GD

Maria Cremer, Director, Community Planning and Development Division, 9AD

William Vasquez, Director, Community Planning and Development Division, 9DD

“Uncapped” Income Limits Areas

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 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
CA YORBA LINDA	VA LOUDOUN COUNTY*
CT DANBURY	VA PRINCE WILLIAM CO.*
CT GREENWICH	WV Martinsburg*
CT NORWALK	

* Indicates new grantee added to list since 1999.

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 2012 Uncapped Low Income Limits

FY 2012
Uncapped FY 2012 Low Income Limits

FMR AREA	State	Median Family Income	Median Family Four- Person Low-Income Limit							
			1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$85,300	\$77,050	\$83,950	\$69,350	\$77,050	\$83,250	\$89,400	\$95,550	\$101,750
San Francisco	CA	\$103,000	\$88,800	\$62,200	\$71,050	\$79,950	\$88,800	\$95,950	\$103,050	\$110,150
San Jose	CA	\$105,000	\$75,700	\$58,800	\$67,200	\$75,600	\$84,000	\$90,750	\$97,450	\$104,200
Danbury	CT	\$110,400	\$70,950	\$61,850	\$70,650	\$79,500	\$88,300	\$95,400	\$102,450	\$109,500
Stamford-Norwalk	CT	\$128,400	\$82,500	\$71,900	\$82,200	\$92,450	\$102,700	\$110,950	\$119,150	\$127,350
Washington	DC	\$107,500	\$70,250	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650
Bergen-Passaic	NJ	\$94,600	\$70,650	\$53,000	\$60,600	\$68,150	\$75,700	\$81,800	\$87,850	\$93,900
Middlesex-										
Somerset	NJ	\$105,000	\$65,000	\$58,800	\$67,200	\$75,600	\$84,000	\$90,750	\$97,450	\$104,200
Nassau-Suffolk	NY	\$107,500	\$78,400	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650
Westchester Co.	NY	\$107,900	\$73,700	\$60,450	\$69,050	\$77,700	\$86,300	\$93,250	\$100,150	\$107,050

FY 2011 Uncapped Low Income Limits

Uncapped FY 2011 Low Income Limits

FMR AREA	State	Median Family Income	Median Family Person Low-Income							
			1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$84,200	\$73,850	\$51,700	\$59,100	\$66,500	\$73,850	\$79,800	\$85,700	\$91,600
San Francisco	CA	\$101,600	\$85,450	\$59,850	\$68,400	\$76,950	\$85,450	\$92,300	\$99,150	\$106,000
San Jose	CA	\$103,600	\$79,350	\$58,050	\$66,350	\$74,650	\$82,900	\$89,550	\$96,200	\$102,800
Danbury	CT	\$108,900	\$74,650	\$61,000	\$69,700	\$78,400	\$87,100	\$94,100	\$101,050	\$108,050
Stamford-Norwalk	CT	\$126,600	\$84,500	\$70,950	\$81,050	\$91,200	\$101,300	\$109,450	\$117,550	\$125,650
Washington	DC	\$106,100	\$67,600	\$59,450	\$67,950	\$76,450	\$84,900	\$91,700	\$98,500	\$105,300
Bergen-Passaic	NJ	\$93,300	\$67,600	\$52,250	\$59,700	\$67,150	\$74,600	\$80,600	\$86,550	\$92,550
Middlesex-										
Somerset	NJ	\$103,600	\$67,600	\$58,050	\$66,350	\$74,650	\$82,900	\$89,550	\$96,200	\$102,800
Nassau-Suffolk	NY	\$106,100	\$77,450	\$59,450	\$67,950	\$76,450	\$84,900	\$91,700	\$98,500	\$105,300
Westchester Co.	NY	\$106,500	\$72,800	\$59,650	\$68,200	\$76,700	\$85,200	\$92,050	\$98,850	\$105,650

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 2010 Uncapped Low Income Limits

Uncapped FY 2010 Low Income Limits

FY 2010		FY 2010 Four-									
FMR AREA	State	Median Family Income	Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$87,200	\$74,300	\$52,050	\$59,450	\$66,900	\$74,300	\$80,250	\$86,200	\$92,150	\$98,100
San Francisco	CA	\$99,400	\$86,000	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,600	\$113,500
San Jose	CA	\$103,500	\$80,700	\$58,000	\$66,250	\$74,550	\$82,800	\$89,400	\$96,000	\$102,700	\$109,300
Danbury	CT	\$107,600	\$73,650	\$60,300	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,800	\$113,700
Stamford-Norwalk	CT	\$125,700	\$83,400	\$70,450	\$80,500	\$90,550	\$100,600	\$108,600	\$116,700	\$124,700	\$132,800
Washington	DC	\$103,500	\$64,400	\$58,000	\$66,250	\$74,550	\$82,800	\$89,400	\$96,000	\$102,700	\$109,300
Bergen-Passaic	NJ	\$92,200	\$64,400	\$51,700	\$59,050	\$66,450	\$73,800	\$79,700	\$85,600	\$91,500	\$97,400
Middlesex-											
Sommerset	NJ	\$102,000	\$65,700	\$57,150	\$65,300	\$73,450	\$81,600	\$88,100	\$94,700	\$101,200	\$107,700
Nassau-Suffolk	NY	\$103,600	\$74,250	\$58,050	\$66,350	\$74,650	\$82,900	\$89,500	\$96,200	\$102,800	\$109,400
Westchester Co.	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

Uncapped FY 2009 Low Income Limits

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

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 2008 Uncapped Low Income Limits

Uncapped FY 2008 Low Income Limits

FMR AREA	State	FY 2008				FY 2007					
		Median Family Income	Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$84,100	\$74,400	\$47,100	\$53,800	\$60,600	\$67,300	\$72,700	\$78,000	\$83,400	\$88,800
San Francisco	CA	\$94,300	\$90,500	\$52,800	\$60,400	\$67,900	\$75,400	\$81,500	\$87,500	\$93,500	\$99,600
San Jose	CA	\$97,800	\$84,900	\$54,800	\$62,600	\$70,400	\$78,200	\$84,500	\$90,800	\$97,000	\$103,300
Danbury	CT	\$104,500	\$67,700	\$58,500	\$66,900	\$75,200	\$83,600	\$90,300	\$97,000	\$103,700	\$110,400
Stamford-Norwalk	CT	\$117,800	\$76,550	\$66,000	\$75,400	\$84,800	\$94,200	\$101,800	\$109,300	\$116,900	\$124,400
Washington	DC	\$99,000	\$61,500	\$55,400	\$63,400	\$71,300	\$79,200	\$85,500	\$91,900	\$98,200	\$104,500
Bergen-Passaic	NJ	\$86,900	\$61,500	\$48,700	\$55,600	\$62,600	\$69,500	\$75,100	\$80,600	\$86,200	\$91,800
Middlesex-											
Sommerset	NJ	\$96,700	\$62,500	\$54,200	\$61,900	\$69,600	\$77,400	\$83,500	\$89,700	\$95,900	\$102,100
Nassau-Suffolk	NY	\$97,100	\$71,300	\$54,400	\$62,100	\$69,900	\$77,700	\$83,900	\$90,100	\$96,300	\$102,500
Westchester Co.	NY	\$101,600	\$70,800	\$56,900	\$65,000	\$73,200	\$81,300	\$87,800	\$94,300	\$100,800	\$107,300

FY 2007 Uncapped Low Income Limits

Uncapped FY 2007 Low Income Limits

FMR AREA	State	FY 2007				FY 2006					
		Median Family Income	Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$78,700	\$69,300	\$44,100	\$50,400	\$56,700	\$63,000	\$68,000	\$73,000	\$78,100	\$83,100
San Francisco	CA	\$86,500	\$90,500	\$48,400	\$55,400	\$62,300	\$69,200	\$74,700	\$80,300	\$85,800	\$91,300
San Jose	CA	\$94,500	\$84,900	\$52,900	\$60,500	\$68,000	\$75,600	\$81,600	\$87,700	\$93,700	\$99,800
Danbury	CT	\$100,000	\$59,600	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
Stamford-Norwalk	CT	\$111,000	\$74,250	\$62,200	\$71,000	\$79,900	\$88,800	\$95,900	\$103,000	\$110,100	\$117,200
Washington	DC	\$94,500	\$60,000	\$52,900	\$60,500	\$68,000	\$75,600	\$81,600	\$87,700	\$93,700	\$99,800
Bergen-Passaic	NJ	\$84,000	\$59,600	\$47,000	\$53,800	\$60,500	\$67,200	\$72,600	\$78,000	\$83,300	\$88,700
Middlesex-											
Sommerset	NJ	\$92,800	\$59,600	\$52,000	\$59,400	\$66,800	\$74,200	\$80,200	\$86,100	\$92,100	\$98,000
Nassau-Suffolk	NY	\$93,800	\$63,200	\$52,500	\$60,000	\$67,500	\$75,000	\$81,000	\$87,000	\$93,000	\$99,100
Westchester Co.	NY	\$95,900	\$65,050	\$53,700	\$61,400	\$69,000	\$76,700	\$82,900	\$89,000	\$95,100	\$101,300

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 2006 Uncapped Low Income Limits

Uncapped FY 2006 Low Income Limits

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

Uncapped FY 2005 Low Income Limits

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

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 2004 Uncapped Low Income Limits

Uncapped FY 2004 Low Income Limits

FY 2004		FY 2004 Four-								
FMR AREA	State	Median Family Income	Person Low-Income							
			1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$74,200	\$41,600	\$47,500	\$53,400	\$59,400	\$64,100	\$68,900	\$73,600	\$78,400
San Francisco	CA	\$95,000	\$53,200	\$60,800	\$68,400	\$76,000	\$82,100	\$88,200	\$94,200	\$100,300
San Jose	CA	\$105,500	\$59,100	\$67,500	\$76,000	\$84,400	\$91,200	\$97,900	\$104,700	\$111,400
Danbury	CT	\$96,500	\$54,000	\$61,800	\$69,500	\$77,200	\$83,400	\$89,600	\$95,700	\$101,900
Stamford-Norwalk	CT	\$111,600	\$62,500	\$71,400	\$80,400	\$89,300	\$96,400	\$103,600	\$110,700	\$117,800
Washington	DC	\$85,400	\$47,800	\$54,700	\$61,500	\$68,300	\$73,800	\$79,300	\$84,700	\$90,200
Bergen-Passaic	NJ	\$83,500	\$46,800	\$53,400	\$60,100	\$66,800	\$72,100	\$77,500	\$82,800	\$88,200
Middlesex-										
Sommerset	NJ	\$92,000	\$51,500	\$58,900	\$66,200	\$73,600	\$79,500	\$85,400	\$91,300	\$97,200
Nassau-Suffolk	NY	\$85,300	\$47,800	\$54,600	\$61,400	\$68,200	\$73,700	\$79,200	\$84,600	\$90,100
Westchester Co.	NY	\$93,400	\$52,300	\$59,800	\$67,200	\$74,700	\$80,700	\$86,700	\$92,700	\$98,600

FY 2003 Uncapped Low Income Limits

Uncapped FY 2003 Low Income Limits

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

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 2002 Uncapped Low Income Limits

Uncapped FY 2002 Low Income Limits

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

Uncapped FY 2001 Low Income Limits

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

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

Uncapped FY 2000 Low Income Limits

FMR AREA	State	FY 2000		FY 2000 Four-							
		Median Family Income	Person Low-Income	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Orange County	CA	\$69,600	\$50,200	\$39,000	\$44,500	\$50,100	\$55,700	\$60,100	\$64,600	\$69,000	\$73,500
San Francisco	CA	\$74,900	\$58,300	\$41,900	\$47,900	\$53,900	\$59,900	\$64,700	\$69,500	\$74,300	\$79,100
San Jose	CA	\$87,000	\$56,950	\$48,700	\$55,700	\$62,600	\$69,600	\$75,200	\$80,700	\$86,300	\$91,900
Danbury	CT	\$87,400	\$50,200	\$48,900	\$55,900	\$62,900	\$69,900	\$75,500	\$81,100	\$86,700	\$92,300
Stamford-Norwalk	CT	\$102,400	\$53,200	\$57,300	\$65,500	\$73,700	\$81,900	\$88,500	\$95,000	\$101,600	\$108,100
Washington	DC	\$82,800	\$50,200	\$46,400	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400
Bergen-Passaic	NJ	\$72,600	\$50,200	\$40,700	\$46,500	\$52,300	\$58,100	\$62,700	\$67,400	\$72,000	\$76,700
Middlesex-											
Sommerset	NJ	\$80,800	\$50,200	\$45,200	\$51,700	\$58,200	\$64,600	\$69,800	\$75,000	\$80,200	\$85,300
Nassau-Suffolk	NY	\$76,500	\$53,100	\$42,800	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000	\$75,900	\$80,800
Westchester Co.	NY	\$83,100	\$51,700	\$46,500	\$53,200	\$59,800	\$66,500	\$71,800	\$77,100	\$82,400	\$87,800

JAN 25 2012

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: Stanley Gimont, Director, Office of Block Grant Assistance, DGB

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

SUBJECT: "Uncapped" Income Limits for 2012

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 10 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 46 HOME Investment Partnerships (HOME) participating jurisdictions may use "uncapped" income limits that reflect 80 percent of the actual median income for the area.

The attachment to this memorandum provides the 2012 "uncapped" income limits for the jurisdictions covered by this exception. For your information the "uncapped" income limits for 2000 – 2011 are also included on the attachment. The highlighted uncapped income limits for the Orange County, San Francisco and San Jose Metropolitan Statistical Areas (MSA) are lower than the normal, formula-based low-income limits. These calculations are described in HUD's FY 2012 Income Limits Briefing Material, which may be obtained at: http://www.huduser.org/portal/datasets/il/il11/IncomeLimitsBriefingMaterial_FY12_v2.pdf. Please ensure that grantees that choose to use the "uncapped" income limits for some or all of their HOME or CDBG-assisted activities reflect this determination in their Consolidated Plan/Action Plans.

The use of "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.

If you have any questions, please contact the Entitlement Communities Division at (202) 708-1577 or the Office of Affordable Housing Programs at (202) 402-4588.

Attachments

DGHF: P. MASON Prepared by: SJ 708-2684 REVISED: Jan. 17, 2012

(J:\CGHF\Rent&Incomelimitsfolder\UncappedIncomeLimitsMemo2010)

Correspondence Code	Originator DGHF-Mason	Concurrence DGHF-Huber	Concurrence DGBE-Johnson	Concurrence	Concurrence	Concurrence
Name			<i>(Signature)</i>			
Date			01/23/12			