MEMORANDUM FOR: SEE LIST ATTACHED

FROM: Stanley Gimont, Director, Office of Block Grant Assistance, DGB
Virginia Sardone, Director, Office of Affordable Housing Programs, DGH

SUBJECT: “Uncapped” Income Limits for 2014

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 78 Community Development Block Grant (CDBG) entitlement grantees and 45 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 2014 “uncapped” income limits for the jurisdictions covered by this exception. For your information the “uncapped” income limits for 2000 – 2013 are also included on the attachment. These calculations are described in HUD’s FY 2014 Income Limits Briefing Material, which may be obtained at: http://www.huduser.org/portal/datasets/il/il14/IncomeLimitsBriefingMaterial_FY14_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 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.

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
Uncapped Income Limits Areas

CA ANAHEIM  CT NORWALK
CA BUENA PARK  CT STAMFORD
CA COSTA MESA  DC WASHINGTON
CA CUPERTINO CITY*  MD BOWIE CITY*
CA DALY CITY  MD FREDERICK
CA FOUNTAIN VALLEY  MD GAITHERSBURG*
CA FULLERTON  MD MONTGOMERY COUNTY
CA GARDEN GROVE  MD PRINCE GEORGES COUNTY
CA GILROY CITY  NJ BERGEN COUNTY
CA HUNTINGTON BEACH  NJ CLIFTON
CA IRVINE  NJ EDISON
CA LAGUNA NIGUEL  NJ FRANKLIN TOWNSHIP*
CA LA HABRA  NJ MIDDLESEX COUNTY
CA LAKE FOREST  NJ NEW BRUNSWICK
CA MARIN COUNTY  NJ PASSAIC
CA MILPITAS CITY  NJ PASSAIC COUNTY*
CA MISSION VIEJO  NJ PATerson
CA MOUNTAIN VIEW  NJ PERTH AMBOY
CA NEWPORT BEACH  NJ OLD BRIDGE TOWNSHIP
CA ORANGE  NJ SAYREVILLE
CA ORANGE COUNTY  NJ SOMERSET COUNTY
CA PALO ALTO  NJ WAYNE TOWNSHIP
CA RANCHO SANTA MARGARITA*  NJ WOODBRIDGE
CA SAN CLEMENTE*  NY BABYLON TOWN
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
CA YORBA LINDA  VA FREDERICKSBURG
CT DANBURY  VA LOUDOUN COUNTY*
CT GREENWICH  VA PRINCE WILLIAM CO.*

* Indicates new grantee added to list since 1999.