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 2016

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 43 HOME Investment Partnerships (HOME) participating jurisdictions, including 10 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 2016 “uncapped” income limits for the jurisdictions covered by this exception. For your information the “uncapped” income limits for 2000 – 2015 are also included in the attachments. These calculations are described in HUD’s FY 2016 Income Limits Briefing Material, which may be obtained at: https://www.huduser.gov/portal/datasets/il/il16/IncomelimitsBriefingMaterial-FY16.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 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.

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

Addressees:
Alana Kabel, Director, Community Planning and Development Division, 1ED
Annemarie Uebbing, Director, Community Planning and Development Division, 2FD
Charles Halm, Director, Community Planning and Development Division, 3BD
Maria Cremer, Director, Community Planning and Development Division, 9AD
Michael Rose, Director, Community Planning and Development Division, 3 GD
Ronnie Legette, Director, Community Planning and Development Division, 3FD
Vincent Hom, Director, Community Planning and Development Division, 2AD
William Vasquez, Director, Community Planning and Development Division, 9DD
Uncapped Income Limits Areas

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

* Indicates HOME participating jurisdiction
** Indicates member of a HOME consortium