



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

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

SUBJECT: “Uncapped” Income Limits for 2023

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 2023 “uncapped” income limits for the jurisdictions covered by this exception. For your information, the “uncapped” income limits for 2000 – 2022 are also included in the attachments. These calculations are described in HUD’s FY 2023 Income Limits Briefing Material, which may be obtained at: <https://www.huduser.gov/portal/datasets/home-datasets/files/2023-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 15, 2023.

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

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 2023 Uncapped Low Income Limits**

Uncapped FY 2023 Low Income Limits

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$127,800	\$114,800	\$82,900	\$94,750	\$106,600	\$118,400	\$127,900	\$137,350	\$146,850	\$156,300
San Francisco	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	\$181,300	\$137,100	\$99,900	\$114,200	\$128,450	\$142,700	\$154,150	\$165,550	\$176,950	\$188,400
Danbury	CT	\$148,800	\$95,250	\$76,850	\$87,800	\$98,800	\$109,750	\$118,550	\$127,350	\$136,100	\$144,900
Stamford-Norwalk	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	\$152,100	\$95,300	\$84,400	\$96,450	\$108,500	\$120,550	\$130,200	\$139,850	\$149,500	\$159,150
Bergen-Passaic	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	\$142,900	\$95,300	\$80,050	\$91,450	\$102,900	\$114,300	\$123,450	\$132,600	\$141,750	\$150,900
Nassau-Suffolk	NY	\$156,300	\$102,000	\$86,200	\$98,500	\$110,800	\$123,100	\$132,950	\$142,800	\$152,650	\$162,500
Westchester County	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**

Uncapped FY 2022 Low Income Limits

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$119,100	\$108,400	\$75,900	\$86,750	\$97,600	\$108,400	\$117,100	\$125,750	\$134,450	\$143,100
San Francisco	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	\$168,500	\$131,750	\$94,400	\$107,850	\$121,350	\$134,800	\$145,600	\$156,400	\$167,200	\$177,950
Danbury	CT	\$134,700	\$89,950	\$72,600	\$83,000	\$93,350	\$103,700	\$112,000	\$120,300	\$128,600	\$136,900
Stamford-Norwalk	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	\$142,300	\$90,000	\$79,700	\$91,100	\$102,500	\$113,850	\$123,000	\$132,100	\$141,200	\$150,300
Bergen-Passaic	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	\$135,600	\$90,000	\$75,950	\$86,800	\$97,650	\$108,500	\$117,200	\$125,900	\$134,550	\$143,250
Nassau-Suffolk	NY	\$146,400	\$96,300	\$81,400	\$93,000	\$104,650	\$116,250	\$125,550	\$134,850	\$144,150	\$153,450
Westchester County	NY	\$138,600	\$90,000	\$77,650	\$88,750	\$99,850	\$110,900	\$119,800	\$128,650	\$137,550	\$146,400

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 2021 Uncapped Low Income Limits**

**Uncapped FY 2021 Low Income Limits**

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$106,700	\$107,550	\$76,100	\$87,000	\$97,850	\$108,700	\$117,400	\$126,100	\$134,800	\$143,500
San Francisco	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	\$151,300	\$117,750	\$99,600	\$113,800	\$128,050	\$142,250	\$153,650	\$165,050	\$176,400	\$187,800
Danbury	CT	\$115,800	\$80,400	\$64,900	\$74,200	\$83,450	\$92,700	\$100,150	\$107,550	\$114,950	\$122,400
Stamford-Norwalk	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	DC	\$129,000	\$82,300	\$72,250	\$82,600	\$92,900	\$103,200	\$111,500	\$119,750	\$128,000	\$136,250
Bergen-Passaic	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	\$123,200	\$81,750	\$69,000	\$78,850	\$88,700	\$98,550	\$106,450	\$114,350	\$122,250	\$130,100
Nassau-Suffolk	NY	\$129,900	\$94,900	\$72,750	\$83,150	\$93,550	\$103,900	\$112,250	\$120,550	\$128,850	\$137,150
Westchester County	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**

**Uncapped FY 2020 Low Income Limits**

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$103,000	\$102,450	\$72,350	\$82,700	\$93,050	\$103,350	\$111,650	\$119,900	\$128,200	\$136,450
San Francisco	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	\$141,600	\$112,150	\$96,950	\$110,800	\$124,650	\$138,500	\$149,600	\$160,700	\$171,750	\$182,850
Danbury	CT	\$122,000	\$81,500	\$68,350	\$78,100	\$87,850	\$97,600	\$105,450	\$113,250	\$121,050	\$128,850
Stamford-Norwalk	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	\$126,000	\$79,600	\$70,600	\$80,650	\$90,750	\$100,800	\$108,900	\$116,950	\$125,000	\$133,100
Bergen-Passaic	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	\$119,500	\$82,550	\$66,950	\$76,500	\$86,050	\$95,600	\$103,250	\$110,900	\$118,550	\$126,200
Nassau-Suffolk	NY	\$126,600	\$92,900	\$70,950	\$81,050	\$91,200	\$101,300	\$109,450	\$117,550	\$125,650	\$133,750
Westchester County	NY	\$125,800	\$89,350	\$70,500	\$80,550	\$90,600	\$100,650	\$108,750	\$116,800	\$124,850	\$132,900

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 2019 Uncapped Low Income Limits**

Uncapped FY 2019 Low Income Limits

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$97,900	\$94,950	\$66,500	\$76,000	\$85,500	\$94,950	\$102,550	\$110,150	\$117,750	\$125,350
San Francisco	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	\$131,400	\$103,900	\$92,700	\$105,950	\$119,200	\$132,400	\$143,000	\$153,600	\$164,200	\$174,800
Danbury	CT	\$113,300	\$75,500	\$63,500	\$72,550	\$81,600	\$90,650	\$97,950	\$105,200	\$112,450	\$119,700
Stamford-Norwalk	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	\$121,300	\$77,600	\$67,950	\$77,650	\$87,350	\$97,050	\$104,850	\$112,600	\$120,350	\$128,150
Bergen-Passaic	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	\$118,300	\$81,450	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
Nassau-Suffolk	NY	\$124,000	\$88,950	\$69,450	\$79,400	\$89,300	\$99,200	\$107,150	\$115,100	\$123,050	\$130,950
Westchester County	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**

Uncapped FY 2018 Low Income Limits

FMR AREA	State	Median Income	4-Person Very Low	1-Person	2-Persons	3-Persons	4-Persons	5-Persons	6-Persons	7-Persons	8-Persons
Santa Ana-Anaheim-Irvine	CA	\$92,700	\$87,450	\$61,250	\$70,000	\$78,750	\$87,450	\$94,450	\$101,450	\$108,450	\$115,450
San Francisco	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	\$125,200	\$94,450	\$82,350	\$94,100	\$105,850	\$117,600	\$127,050	\$136,450	\$145,850	\$155,250
Danbury	CT	\$116,300	\$75,050	\$65,150	\$74,450	\$83,750	\$93,050	\$100,500	\$107,950	\$115,400	\$122,850
Stamford-Norwalk	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	\$117,200	\$77,450	\$65,650	\$75,000	\$84,400	\$93,750	\$101,250	\$108,750	\$116,250	\$123,750
Bergen-Passaic	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	\$107,900	\$75,850	\$60,450	\$69,050	\$77,700	\$86,300	\$93,250	\$100,150	\$107,050	\$113,950
Nassau-Suffolk	NY	\$116,700	\$87,600	\$65,350	\$74,700	\$84,050	\$93,350	\$100,850	\$108,300	\$115,800	\$123,250
Westchester County	NY	\$117,100	\$78,650	\$65,600	\$75,000	\$84,350	\$93,700	\$101,200	\$108,700	\$116,200	\$123,700

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 2017 Uncapped Low Income Limits**

Uncapped FY 2017 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 HMFA	CA	\$88,000	\$83,450	\$59,200	\$67,650	\$76,100	\$84,550	\$91,350	\$98,100	\$104,850	\$111,650
San Francisco	CA	\$115,300	\$105,350	\$98,500	\$112,600	\$126,650	\$140,700	\$152,000	\$163,250	\$174,500	\$185,750
San Jose	CA	\$113,300	\$84,750	\$72,450	\$82,800	\$93,150	\$103,500	\$111,800	\$120,100	\$128,350	\$136,650
Danbury	CT	\$114,700	\$73,650	\$61,750	\$70,550	\$79,350	\$88,150	\$95,250	\$102,300	\$109,350	\$116,400
Stamford-Norwalk	CT	\$142,800	\$88,550	\$78,650	\$89,850	\$101,100	\$112,300	\$121,300	\$130,300	\$139,300	\$148,250
Washington	DC	\$110,300	\$75,050	\$61,800	\$70,600	\$79,450	\$88,250	\$95,350	\$102,400	\$109,450	\$116,500
Bergen-Passaic	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	\$105,400	\$77,100	\$59,050	\$67,450	\$75,900	\$84,300	\$91,050	\$97,800	\$104,550	\$111,300
Nassau-Suffolk	NY	\$110,800	\$81,000	\$62,100	\$70,950	\$79,800	\$88,650	\$95,750	\$102,850	\$109,950	\$117,050
Westchester Co.	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**

Uncapped FY 2016 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 HMFA	CA	\$85,000	\$78,000	\$54,600	\$62,400	\$70,200	\$78,000	\$84,250	\$90,500	\$96,750	\$103,000
San Francisco	CA	\$107,700	\$98,500	\$74,700	\$85,400	\$96,050	\$106,700	\$115,250	\$123,800	\$132,350	\$140,850
San Jose	CA	\$107,100	\$79,250	\$65,100	\$74,400	\$83,700	\$92,950	\$100,400	\$107,850	\$115,300	\$122,700
Danbury	CT	\$105,400	\$77,500	\$59,850	\$68,400	\$76,950	\$85,450	\$92,300	\$99,150	\$106,000	\$112,800
Stamford-Norwalk	CT	\$131,300	\$82,800	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700
Washington	DC	\$108,600	\$70,150	\$60,850	\$69,550	\$78,250	\$86,900	\$93,900	\$100,850	\$107,800	\$114,750
Bergen-Passaic	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	\$103,800	\$73,150	\$58,150	\$66,450	\$74,750	\$83,050	\$89,700	\$96,350	\$103,000	\$109,650
Nassau-Suffolk	NY	\$106,200	\$75,700	\$59,500	\$68,000	\$76,500	\$84,950	\$91,750	\$98,550	\$105,350	\$112,150
Westchester Co.	NY	\$107,800	\$70,400	\$60,400	\$69,000	\$77,650	\$86,250	\$93,150	\$100,050	\$106,950	\$113,850

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 2015 Uncapped Low Income Limits**

Uncapped FY 2015 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	\$85,900	\$74,950	\$52,500	\$60,000	\$67,500	\$74,950	\$80,950	\$86,950	\$92,950	\$98,950
San Francisco	CA	\$101,900	\$93,850	\$67,350	\$76,950	\$86,550	\$96,150	\$103,850	\$111,550	\$119,250	\$126,950
San Jose	CA	\$106,300	\$75,500	\$59,550	\$68,050	\$76,550	\$85,050	\$91,900	\$98,700	\$105,500	\$112,300
Danbury	CT	\$112,400	\$73,850	\$62,950	\$71,950	\$80,950	\$89,900	\$97,100	\$104,300	\$111,500	\$118,700
Stamford-Norwalk	CT	\$127,900	\$78,900	\$71,650	\$81,850	\$92,100	\$102,300	\$110,500	\$118,700	\$126,900	\$135,050
Washington	DC	\$109,200	\$68,000	\$61,150	\$69,900	\$78,650	\$87,350	\$94,350	\$101,350	\$108,350	\$115,350
Bergen-Passaic	NJ	\$93,700	\$65,800	\$51,950	\$59,350	\$66,750	\$74,150	\$80,100	\$86,050	\$91,950	\$97,900
Middlesex-Somerset	NJ	\$103,900	\$69,700	\$58,200	\$66,500	\$74,800	\$83,100	\$89,750	\$96,400	\$103,050	\$109,700
Nassau-Suffolk	NY	\$109,000	\$79,650	\$61,050	\$69,800	\$78,500	\$87,200	\$94,200	\$101,200	\$108,150	\$115,150
Westchester Co.	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	\$84,900	\$72,250	\$50,600	\$57,800	\$65,050	\$72,250	\$78,050	\$83,850	\$89,600	\$95,400
San Francisco	CA	\$97,100	\$88,600	\$62,050	\$70,900	\$79,750	\$88,600	\$95,700	\$102,800	\$109,900	\$117,000
San Jose	CA	\$101,900	\$71,300	\$57,050	\$65,200	\$73,350	\$81,500	\$88,050	\$94,550	\$101,100	\$107,600
Danbury	CT	\$113,900	\$70,800	\$63,250	\$72,250	\$81,300	\$90,300	\$97,550	\$104,750	\$112,000	\$119,200
Stamford-Norwalk	CT	\$125,100	\$74,500	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200	\$123,150	\$131,100
Washington	DC	\$107,000	\$68,500	\$59,950	\$68,500	\$77,050	\$85,600	\$92,450	\$99,300	\$106,150	\$113,000
Bergen-Passaic	NJ	\$87,500	\$65,350	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400
Middlesex-Somerset	NJ	\$100,500	\$68,000	\$56,300	\$64,350	\$72,400	\$80,400	\$86,850	\$93,300	\$99,700	\$106,150
Nassau-Suffolk	NY	\$105,100	\$75,200	\$58,900	\$67,300	\$75,700	\$84,100	\$90,850	\$97,600	\$104,300	\$111,050
Westchester Co.	NY	\$103,700	\$67,600	\$58,100	\$66,400	\$74,700	\$83,000	\$89,650	\$96,300	\$102,950	\$109,600

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 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	\$84,100	\$73,200	\$51,250	\$58,600	\$65,900	\$73,200	\$79,100	\$84,950	\$90,800	\$96,650
San Francisco	CA	\$101,200	\$84,400	\$59,100	\$67,550	\$76,000	\$84,400	\$91,200	\$97,950	\$104,700	\$111,450
San Jose	CA	\$101,300	\$75,050	\$56,700	\$64,800	\$72,900	\$81,000	\$87,500	\$94,000	\$100,450	\$106,950
Danbury	CT	\$107,600	\$67,450	\$60,300	\$68,900	\$77,500	\$86,100	\$93,000	\$99,900	\$106,800	\$113,700
Stamford-Norwalk	CT	\$115,300	\$78,400	\$68,350	\$78,100	\$87,850	\$97,600	\$105,450	\$113,250	\$121,050	\$128,850
Washington	DC	\$107,300	\$66,750	\$60,100	\$68,650	\$77,250	\$85,800	\$92,700	\$99,550	\$106,400	\$113,300
Bergen-Passaic	NJ	\$90,900	\$67,150	\$50,900	\$58,200	\$65,450	\$72,700	\$78,550	\$84,350	\$90,150	\$96,000
Middlesex-Somerset	NJ	\$103,900	\$66,250	\$58,200	\$66,500	\$74,800	\$83,100	\$89,750	\$96,400	\$103,050	\$109,700
Nassau-Suffolk	NY	\$105,900	\$74,500	\$59,300	\$67,800	\$76,250	\$84,700	\$91,500	\$98,300	\$105,050	\$111,850
Westchester Co.	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**

Uncapped FY 2012 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	\$85,300	\$77,050	\$53,950	\$61,650	\$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	\$117,250
San Jose	CA	\$105,000	\$75,700	\$58,800	\$67,200	\$75,600	\$84,000	\$90,750	\$97,450	\$104,200	\$110,900
Danbury	CT	\$110,400	\$70,950	\$61,850	\$70,650	\$79,500	\$88,300	\$95,400	\$102,450	\$109,500	\$116,600
Stamford-Norwalk	CT	\$128,400	\$82,500	\$71,900	\$82,200	\$92,450	\$102,700	\$110,950	\$119,150	\$127,350	\$135,600
Washington	DC	\$107,500	\$70,250	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650	\$113,550
Bergen-Passaic	NJ	\$94,600	\$70,650	\$53,000	\$60,600	\$68,150	\$75,700	\$81,800	\$87,850	\$93,900	\$99,950
Middlesex-Somerset	NJ	\$105,000	\$65,000	\$58,800	\$67,200	\$75,600	\$84,000	\$90,750	\$97,450	\$104,200	\$110,900
Nassau-Suffolk	NY	\$107,500	\$78,400	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650	\$113,550
Westchester Co.	NY	\$107,900	\$73,700	\$60,450	\$69,050	\$77,700	\$86,300	\$93,250	\$100,150	\$107,050	\$113,950



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 2011 Uncapped Low Income Limits**

Uncapped FY 2011 Low Income Limits

FMR AREA	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	\$84,200	\$73,850	\$51,700	\$59,100	\$66,500	\$73,850	\$79,800	\$85,700	\$91,600	\$97,500
San Francisco	CA	\$101,600	\$85,450	\$59,850	\$68,400	\$76,950	\$85,450	\$92,300	\$99,150	\$106,000	\$112,800
San Jose	CA	\$103,600	\$79,350	\$58,050	\$66,350	\$74,650	\$82,900	\$89,550	\$96,200	\$102,800	\$109,450
Danbury	CT	\$108,900	\$74,650	\$61,000	\$69,700	\$78,400	\$87,100	\$94,100	\$101,050	\$108,050	\$115,000
Stamford-Norwalk	CT	\$126,600	\$84,500	\$70,950	\$81,050	\$91,200	\$101,300	\$109,450	\$117,550	\$125,650	\$133,750
Washington	DC	\$106,100	\$67,600	\$59,450	\$67,950	\$76,450	\$84,900	\$91,700	\$98,500	\$105,300	\$112,100
Bergen-Passaic	NJ	\$93,300	\$67,600	\$52,250	\$59,700	\$67,150	\$74,600	\$80,600	\$86,550	\$92,550	\$98,500
Middlesex-Somerset	NJ	\$103,600	\$67,600	\$58,050	\$66,350	\$74,650	\$82,900	\$89,550	\$96,200	\$102,800	\$109,450
Nassau-Suffolk	NY	\$106,100	\$77,450	\$59,450	\$67,950	\$76,450	\$84,900	\$91,700	\$98,500	\$105,300	\$112,100
Westchester Co.	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**

Uncapped FY 2010 Low Income Limits

FMR AREA	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	\$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-Somerset	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

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 2009 Uncapped Low Income Limits**

Uncapped FY 2009 Low Income Limits

FMR AREA	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	\$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-Somerset	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

**FY 2008 Uncapped Low Income Limits**

Uncapped FY 2008 Low Income Limits

FMR AREA	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	\$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	\$90,500	\$81,500	\$87,500	\$93,500	\$99,600
San Jose	CA	\$97,800	\$84,900	\$54,800	\$62,600	\$70,400	\$84,900	\$84,500	\$90,800	\$97,000	\$103,300
Danbury	CT	\$104,500	\$67,700	\$58,500	\$66,900	\$75,200	\$67,700	\$90,300	\$97,000	\$103,700	\$110,400
Stamford-Norwalk	CT	\$117,800	\$76,550	\$66,000	\$75,400	\$84,800	\$76,550	\$101,800	\$109,300	\$116,900	\$124,400
Washington	DC	\$99,000	\$61,500	\$55,400	\$63,400	\$71,300	\$61,500	\$85,500	\$91,900	\$98,200	\$104,500
Bergen-Passaic	NJ	\$86,900	\$61,500	\$48,700	\$55,600	\$62,600	\$61,500	\$75,100	\$80,600	\$86,200	\$91,800
Middlesex-Somerset	NJ	\$96,700	\$62,500	\$54,200	\$61,900	\$69,600	\$62,500	\$83,500	\$89,700	\$95,900	\$102,100
Nassau-Suffolk	NY	\$97,100	\$71,300	\$54,400	\$62,100	\$69,900	\$71,300	\$83,900	\$90,100	\$96,300	\$102,500
Westchester Co.	NY	\$101,600	\$70,800	\$56,900	\$65,000	\$73,200	\$70,800	\$87,800	\$94,300	\$100,800	\$107,300

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 2007 Uncapped Low Income Limits**

Uncapped FY 2007 Low Income Limits

FMR AREA	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	\$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-Somerset	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

**FY 2006 Uncapped Low Income Limits**

Uncapped FY 2006 Low Income Limits

FMR AREA	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	\$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-Somerset	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

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 2005 Uncapped Low Income Limits**

Uncapped FY 2005 Low Income Limits

FMR AREA	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	\$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
Middlesex-Somerset	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

**FY 2004 Uncapped Low Income Limits**

Uncapped FY 2004 Low Income Limits

FMR AREA	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	\$74,200	\$57,500	\$41,600	\$47,500	\$53,400	\$59,400	\$64,100	\$68,900	\$73,600	\$78,400
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	\$57,500	\$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	\$85,400	\$57,500	\$47,800	\$54,700	\$61,500	\$68,300	\$73,800	\$79,300	\$84,700	\$90,200
Bergen-Passaic	NJ	\$83,500	\$57,500	\$46,800	\$53,400	\$60,100	\$66,800	\$72,100	\$77,500	\$82,800	\$88,200
Middlesex-Somerset	NJ	\$92,000	\$57,500	\$51,500	\$58,900	\$66,200	\$73,600	\$79,500	\$85,400	\$91,300	\$97,200
Nassau-Suffolk	NY	\$85,300	\$61,750	\$47,800	\$54,600	\$61,400	\$68,200	\$73,700	\$79,200	\$84,600	\$90,100
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 2003 Uncapped Low Income Limits**

Uncapped FY 2003 Low Income Limits

FMR AREA	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	\$70,000	\$56,500	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,400	\$73,900
San Francisco	CA	\$91,500	\$90,500	\$51,200	\$58,600	\$65,900	\$73,200	\$79,100	\$84,900	\$90,800	\$96,600
San Jose	CA	\$105,500	\$82,100	\$59,100	\$67,500	\$76,000	\$84,400	\$91,200	\$97,900	\$104,700	\$111,400
Danbury	CT	\$95,700	\$56,500	\$53,600	\$61,200	\$68,900	\$76,600	\$82,700	\$88,800	\$94,900	\$101,100
Stamford-Norwalk	CT	\$110,500	\$66,950	\$61,900	\$70,700	\$79,600	\$88,400	\$95,500	\$102,500	\$109,600	\$116,700
Washington	DC	\$84,800	\$56,500	\$47,500	\$54,300	\$61,100	\$67,800	\$73,300	\$78,700	\$84,100	\$89,500
Bergen-Passaic	NJ	\$78,800	\$56,500	\$44,100	\$50,400	\$56,700	\$63,000	\$68,100	\$73,100	\$78,200	\$83,200
Middlesex-Somerset	NJ	\$86,900	\$56,500	\$48,700	\$55,600	\$62,600	\$69,500	\$75,100	\$80,600	\$86,200	\$91,800
Nassau-Suffolk	NY	\$83,700	\$59,450	\$46,900	\$53,600	\$60,300	\$67,000	\$72,300	\$77,700	\$83,000	\$88,400
Westchester Co.	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**

Uncapped FY 2002 Low Income Limits

FMR AREA	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	\$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-Somerset	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

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 2001 Uncapped Low Income Limits**

Uncapped FY 2001 Low Income Limits

FMR AREA	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	\$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-Somerset	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**

Uncapped FY 2000 Low Income Limits

FMR AREA	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	\$69,600	\$50,200	\$39,000	\$44,500	\$50,100	\$50,200	\$60,100	\$64,600	\$69,000	\$73,500
San Francisco	CA	\$74,900	\$58,300	\$41,900	\$47,900	\$53,900	\$58,300	\$64,700	\$69,500	\$74,300	\$79,100
San Jose	CA	\$87,000	\$56,950	\$48,700	\$55,700	\$62,600	\$56,950	\$75,200	\$80,700	\$86,300	\$91,900
Danbury	CT	\$87,400	\$50,200	\$48,900	\$55,900	\$62,900	\$50,200	\$75,500	\$81,100	\$86,700	\$92,300
Stamford-Norwalk	CT	\$102,400	\$53,200	\$57,300	\$65,500	\$73,700	\$53,200	\$88,500	\$95,000	\$101,600	\$108,100
Washington	DC	\$82,800	\$50,200	\$46,400	\$53,000	\$59,600	\$50,200	\$71,500	\$76,800	\$82,100	\$87,400
Bergen-Passaic	NJ	\$72,600	\$50,200	\$40,700	\$46,500	\$52,300	\$50,200	\$62,700	\$67,400	\$72,000	\$76,700
Middlesex-Somerset	NJ	\$80,800	\$50,200	\$45,200	\$51,700	\$58,200	\$50,200	\$69,800	\$75,000	\$80,200	\$85,300
Nassau-Suffolk	NY	\$76,500	\$53,100	\$42,800	\$49,000	\$55,100	\$53,100	\$66,100	\$71,000	\$75,900	\$80,800
Westchester Co.	NY	\$83,100	\$51,700	\$46,500	\$53,200	\$59,800	\$51,700	\$71,800	\$77,100	\$82,400	\$87,800