




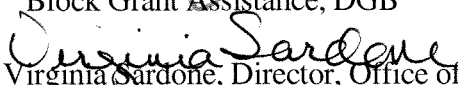
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

APR 14 2014

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.