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

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

JUN 1 4 2011

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 2011

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 2011 "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 2011 Income Limits Briefing Material, which may be obtained at: http://www.huduser.org/portal/datasets/il/il11/IncomeLimitsBriefingMaterial_FY11_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

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 GEORGES 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 CO.*
WV Martinsburg*

* Indicates new grantee added to list since 1999.
** CDBG Entitlement grantee in joint agreement with Orange County, CA