



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

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

AUG 11 2016

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: *Stanley Gimont (acting)*
Stanley Gimont, Director, Office of
Block Grant Assistance, DGB

Virginia Sardone
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
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Ronnie Legette, Director, Community Planning and Development Division, 3FD
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William Vasquez, Director, Community Planning and Development Division, 9DD

Attachments

Uncapped Income Limits Areas

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|---------------------------|---------------------------|
| 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 COUNTY* |

* Indicates HOME participating jurisdiction

** Indicates member of a HOME consortium