

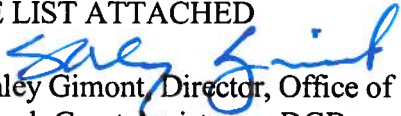


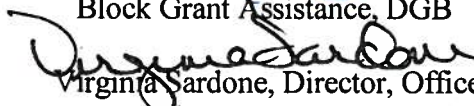
OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

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

MAY 05 2015

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 2015

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 2015 "uncapped" income limits for the jurisdictions covered by this exception. For your information the "uncapped" income limits for 2000 – 2014 are also included in the attachments. These calculations are described in HUD's FY 2015 Income Limits Briefing Material, which may be obtained at: http://www.huduser.org/portal/datasets/il/il15/IncomeLimitsBriefingMaterial_FY15_Rev_2.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

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 COUNTY*

* Indicates HOME participating jurisdiction

** Indicates member of a HOME consortium