



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

OFFICE OF THE ASSISTANT SECRETARY
FOR COMMUNITY PLANNING AND DEVELOPMENT

MEMORANDUM FOR: SEE LIST ATTACHED

FROM: Richard J. Kennedy, Director, Office of Block Grant Assistance, DGB

Mary Kolesar, Director, Office of Affordable Housing Programs, DGH

SUBJECT: "Uncapped" Income Limits for 2004

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. Under this exception, a total of 77 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. This reflects an increase of nine grantees from the original 68 grantees identified in 1999.

The attachment to this memorandum provides the 2004 "uncapped" income limits for the jurisdictions covered by this exception. The "uncapped" income limits for 2000 – 2003 are also included on the attachment. The highlighted uncapped income limits for both the 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 2004 Income Limits Briefing Material, which may be obtained at: www.huduser.org/datasets/il/fmr/index.html. Contact Marie L. Lihn in the Office of Policy Development and Research at (202) 708-0590, extension 5866 or by e-mail at Marie.L.Lihn@hud.gov for an explanation of the Income Limits Briefing Material. 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 Policy Division at (202) 708-2470.

Attachments

ADDRESSEES:

Mary Ellen Morgan, Director, Community Planning and Development Division, 1ED

Kathleen Naymola, Director, Community Planning and Development Division, 2FD

Robert Cardillo, Director, Community Planning and Development Division, 2AD

Joseph O'Connor, Director, Community Planning and Development Division, 3BD

Frances Bush, Acting Director, Community Planning and Development Division, 3GD

Leroy Brown, Acting Director, Community Planning and Development Division, 3FD

Steve Sachs, Director, Community Planning and Development Division, 9AD

William Vasquez, Director, Community Planning and Development Division, 9DD

"Uncapped" Income Limits Areas

CA ANAHEIM	NJ BERGEN COUNTY
CA BUENA PARK	NJ CLIFTON
CA COSTA MESA	NJ EDISON
*CA CUPERTINO CITY	*NJ FRANKLIN TOWNSHIP
CA DALY CITY	NJ MIDDLESEX COUNTY
CA FOUNTAIN VALLEY	NJ NEW BRUNSWICK
CA FULLERTON	NJ PASSAIC
CA GARDEN GROVE	NJ PATERSON
CA GILROY CITY	NJ PERTH AMBOY
CA HUNTINGTON BEACH	NJ OLD BRIDGE TOWNSHIP
CA IRVINE	NJ SAYREVILLE
CA LAGUNA NIGUEL	NJ SOMERSET COUNTY
CA LA HABRA	NJ WAYNE TOWNSHIP
CA LAKE FOREST	NJ WOODBRIDGE
CA MARIN COUNTY	NY BABYLON TOWN
CA MILPITAS CITY	NY HUNTINGTON TOWN
CA MISSION VIEJO	NY ISLIP TOWN
CA MOUNTAIN VIEW	NY MOUNT VERNON
CA NEWPORT BEACH	NY NASSAU COUNTY
CA ORANGE	*NY NEW ROCHELLE
CA ORANGE COUNTY	*NY NEW YORK CITY
CA PALO ALTO	*NY ROCKLAND COUNTY
CA REDWOOD CITY	NY SUFFOLK COUNTY
CA SAN FRANCISCO	NY WESTCHESTER COUNTY
CA SAN JOSE	NY WHITE PLAINS
CA SAN MATEO CITY	NY YONKERS
CA SAN MATEO COUNTY	VA ALEXANDRIA
CA SANTA ANA	VA ARLINGTON COUNTY
CA SANTA CLARA	VA FAIRFAX COUNTY
CA SANTA CLARA COUNTY	VA FREDERICKSBURG
CA SOUTH SAN FRANCISCO	*VA LOUDOUN COUNTY
CA SUNNYVALE	*VA PRINCE WILLIAM CO.
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	

* Indicates new grantee added to list since 1999.