

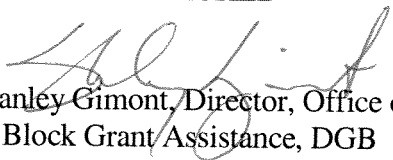


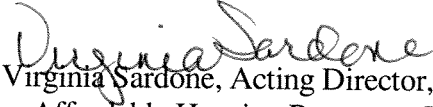
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

JUN 14 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](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	CT STAMFORD
CA BUENA PARK	DC WASHINGTON
CA COSTA MESA	MD BOWIE CITY*
CA CUPERTINO CITY*	MD FREDERICK
CA DALY CITY	MD GAITHERSBURG*
CA FOUNTAIN VALLEY	MD MONTGOMERY COUNTY
CA FULLERTON	MD PRINCE GEORGES COUNTY
CA GARDEN GROVE	NJ BERGEN COUNTY
CA GILROY CITY	NJ CLIFTON
CA HUNTINGTON BEACH	NJ EDISON
CA IRVINE	NJ FRANKLIN TOWNSHIP*
CA LAGUNA NIGUEL	NJ MIDDLESEX COUNTY
CA LA HABRA	NJ NEW BRUNSWICK
CA LAKE FOREST	NJ PASSAIC
CA MARIN COUNTY	NJ PASSAIC COUNTY*
CA MILPITAS CITY	NJ PATERSON
CA MISSION VIEJO	NJ PERTH AMBOY
CA MOUNTAIN VIEW	NJ OLD BRIDGE TOWNSHIP
CA NEWPORT BEACH	NJ SAYREVILLE
CA ORANGE	NJ SOMERSET COUNTY
CA ORANGE COUNTY	NJ WAYNE TOWNSHIP
CA PALO ALTO	NJ WOODBRIDGE
CA RANCHO SANTA MARGARITA*	NY BABYLON TOWN
CA SAN CLEMENTE*	NY HUNTINGTON TOWN
CA REDWOOD CITY	NY ISLIP TOWN
CA SAN FRANCISCO	NY MOUNT VERNON
CA SAN JOSE	NY NASSAU COUNTY
CA SAN MATEO CITY	NY NEW ROCHELLE*
CA SAN MATEO COUNTY	NY SUFFOLK COUNTY
CA SANTA ANA	NY WESTCHESTER COUNTY
CA SANTA CLARA	NY WHITE PLAINS
CA SANTA CLARA COUNTY	NY YONKERS
CA SOUTH SAN FRANCISCO	VA ALEXANDRIA
CA SUNNYVALE	VA ARLINGTON COUNTY
CA TUSTIN	VA FAIRFAX COUNTY
CA WESTMINSTER	VA FREDERICKSBURG
CA YORBA LINDA**	VA LOUDOUN COUNTY*
CT DANBURY	VA PRINCE WILLIAM CO.*
CT GREENWICH	WV Martinsburg*
CT NORWALK	

\* Indicates new grantee added to list since 1999.

\*\* CDBG Entitlement grantee in joint agreement with Orange County, CA