

Affordable Housing Initiative (AHI) Program Guidelines

The Housing Industry Foundation (HIF), a non-profit agency that seeks to prevent homelessness via emergency housing support and shelter renovation projects, recently launched a new program designed to match working families and individuals with below market rate units with a focus on teachers, non-profit professionals and other public workers in Santa Clara & San Mateo County.

Rent levels are based on Santa Clara & San Mateo County effective Rent Limits for 2022-2023

Santa Clara:

Studio = \$1,475
 1-Bedroom = \$1,580
 2-Bedroom = \$1,896
 3-Bedroom=\$2,190

San Mateo:

Studio = \$1,631
 1-Bedroom = \$1,748
 2-Bedroom = \$2,097
 3-Bedroom=\$2,423

Households must meet the following eligibility criteria to qualify for assistance:

- Household must be doing everything it can to overcome the crisis (e.g. money management, employment)
- Households must be living or working in Santa Clara or San Mateo Counties
- Targeted household income is **50-80%** Area Median Income
- Each adult in the household who is able to work (18+) must be either working, making a good-faith effort to look for work, or enrolled in school
- Priority given for education sector, first responders, health workers, and public and nonprofit workers

Ability to Pay

- HIF works with individuals and households earning 50-80% of Area Median Income to move into affordable housing to help maintain stability. General HIF income ranges for different household sizes are:

*SANTA CLARA COUNTY-50-80% INCOME LIMITS

| HOUSEHOLD SIZE | ANNUAL | |
|----------------|-------------|-------------|
| | 50% Minimum | 80% Maximum |
| 1 PERSON | \$59,000 | \$92,250 |
| 2 PERSONS | \$67,400 | \$105,400 |
| 3 PERSONS | \$75,850 | \$118,600 |
| 4 PERSONS | \$84,250 | \$131,750 |
| 5 PERSONS | \$91,000 | \$142,300 |

*SAN MATEO COUNTY- 50-80% INCOME LIMITS

| HOUSEHOLD SIZE | ANNUAL | |
|----------------|-------------|-------------|
| | 50% Minimum | 80% Maximum |
| 1 PERSON | \$65,250 | \$104,400 |
| 2 PERSONS | \$74,600 | \$119,300 |
| 3 PERSONS | \$83,900 | \$134,200 |
| 4 PERSONS | \$93,200 | \$149,100 |
| 5 PERSONS | \$100,700 | \$161,050 |

*Household Gross Income- per 2022 County Income & Rent Limits

For more information on how to apply, visit our website at www.hifinfo.org