

Affordable Housing Initiative (AHI) Program Guidelines

The Housing Industry Foundation (HIF), a non-profit agency in San Mateo that seeks to prevent homelessness via emergency housing support and shelter renovation projects, recently launched a new program designed to match working families & 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 50% AMI HUD and state guidelines for 2020 in two counties:

Santa Clara:

Studio = \$1,280

1-Bedroom = \$1,460

2-Bedroom = \$1,650

San Mateo:

Studio = \$1,411

1-Bedroom = \$1,512

2-Bedroom = \$1,814

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, etc.)
- 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+ and not disabled) must to be either working, making a good-faith effort to look for work, or enrolled in school
- Priority given for teachers, 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- HUD INCOME LIMITS

HOUSEHOLD SIZE	ANNUAL	
	50% Minimum	80% Maximum
1 PERSON	\$51,250	\$72,750
2 PERSONS	\$58,550	\$83,150
3 PERSONS	\$65,850	\$93,550
4 PERSONS	\$73,150	\$103,900
5 PERSONS	\$79,050	\$112,250

*SANTA MATEO COUNTY- HUD INCOME LIMITS

HOUSEHOLD SIZE	ANNUAL	
	50% Minimum	80% Maximum
1 PERSON	\$56,450	\$90,450
2 PERSONS	\$64,500	\$103,350
3 PERSONS	\$72,550	\$116,250
4 PERSONS	\$80,600	\$129,150
5 PERSONS	\$87,050	\$139,500

*(Household Gross Income- based off 2019/2020 County Data)

For more information on how to apply, contact Inas E. Atawneh, HIF Program Manager
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