

From: [Brown, Leah](#)
To: [John Beckman](#); joe.giulian@countyofmerced.com; john.nishihama@countyofmerced.com; Scott.Waite@countyofmerced.com; Sean.Runyon@countyofmerced.com; serenity.gonzalez@countyofmerced.com; [Bettencourt, Danielle](#); [Stacy Souza](#)
Subject: RE: Official State Income Limits for 2024
Date: Thursday, May 16, 2024 1:31:00 PM

Thank you for pointing this out. We will be incorporating this and all comments into the draft MJHE.



Leah Brown

Management Analyst, Development Services

City of Merced | 678 W. 18th Street | Merced, CA 95340

(209) 385-6928 Direct

brownl@cityofmerced.org | www.cityofmerced.org

From: John Beckman <Johnb@biagv.org>
Sent: Thursday, May 16, 2024 10:49 AM
To: Brown, Leah <BrownL@cityofmerced.org>; joe.giulian@countyofmerced.com; john.nishihama@countyofmerced.com; Scott.Waite@countyofmerced.com; Sean.Runyon@countyofmerced.com; serenity.gonzalez@countyofmerced.com; Bettencourt, Danielle <Danielle.Bettencourt@countyofmerced.com>; Stacy Souza <stacy.souza@losbanos.org>
Subject: FW: Official State Income Limits for 2024

ALCON:

On Monday the DRAFT - Multi-Jurisdictional Housing Element was released. The same day the State updated their income limits.

Please incorporate the updated state income limits into the housing element update.

Thank you,

From: CA Department of Housing & Community Development <communications@hcd.ca.gov>
Sent: Monday, May 13, 2024 3:21 PM
To: John Beckman <Johnb@biagv.org>
Subject: Official State Income Limits for 2024

Official State Income Limits for 2024

The California Department of Housing and Community Development (HCD) has released the official [State Income Limits for 2024](#), which became effective May 9, 2024.

The State Income Limits include briefing materials with:

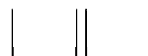
- An explanation of the methodology prescribed by state law and used by HCD.
- Frequently asked questions and answers, including why the low-income limit can sometimes exceed the median income, and why income limits may remain unchanged from last year.

Applicability: State Income Limits are used to determine applicant eligibility and affordable housing cost for designated state, federal, and local programs that are required to comply with household income levels and area median incomes as defined in Health and Safety Code section 50105, 50106, 50079.5 and 50093.

Background: HCD is required under Health and Safety Code section 50093(c) to update State Income Limits annually upon release of the federal Department of Housing and Urban Development (HUD)'s updated Public Housing and Section 8 Income Limits. HUD released updated Public Housing and Section 8 Income Limits on April 1, 2024.

Copyright © 2024

hcd.ca.gov



[Unsubscribe johnb@biagv.org](#)
[Update Profile](#) | [Constant Contact Data Notice](#)
Sent by communications@hcd.ca.gov powered by


[Try email marketing for free today!](#)

[**NOTICE:** This message originated outside of City of Merced -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]