

Multifamily Housing Program 2010 **HERA** Maximum Income Limits

The Housing and Economic Recovery Act of 2008 (HERA) directed HUD beginning in 2009 to publish separate income limits specifically calculated for Multifamily Tax Subsidy Projects (MTSPs). These 2010 HERA Maximum Income Limits apply to MTSPs located within the seven HERA effected counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano and Ventura counties that were placed in service prior to 1/1/09.

A second set of HUD MTSP Income Limits (2010 Non-HERA Maximum Income Limits) are applicable to MTSPs located within these HERA effected counties that were placed in service on or after 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MARIN									
		\$83,400	\$95,400	\$107,300	\$119,200	\$128,700	\$138,300	\$147,800	\$157,300
		\$50,040	\$57,240	\$64,380	\$71,520	\$77,220	\$82,980	\$88,680	\$94,380
		\$45,870	\$52,470	\$59,015	\$65,560	\$70,785	\$76,065	\$81,290	\$86,515
		\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
		\$37,530	\$42,930	\$48,285	\$53,640	\$57,915	\$62,235	\$66,510	\$70,785
		\$33,360	\$38,160	\$42,920	\$47,680	\$51,480	\$55,320	\$59,120	\$62,920
		\$29,190	\$33,390	\$37,555	\$41,720	\$45,045	\$48,405	\$51,730	\$55,055
		\$25,020	\$28,620	\$32,190	\$35,760	\$38,610	\$41,490	\$44,340	\$47,190
	MHP B	\$20,850	\$23,850	\$26,825	\$29,800	\$32,175	\$34,575	\$36,950	\$39,325
	MHP B	\$16,680	\$19,080	\$21,460	\$23,840	\$25,740	\$27,660	\$29,560	\$31,460
	MHP C	\$12,510	\$14,310	\$16,095	\$17,880	\$19,305	\$20,745	\$22,170	\$23,595
NEVADA									
		\$48,700	\$55,700	\$62,600	\$69,600	\$75,200	\$80,700	\$86,300	\$91,900
		\$29,220	\$33,420	\$37,560	\$41,760	\$45,120	\$48,420	\$51,780	\$55,140
		\$26,785	\$30,635	\$34,430	\$38,280	\$41,360	\$44,385	\$47,465	\$50,545
		\$24,350	\$27,850	\$31,300	\$34,800	\$37,600	\$40,350	\$43,150	\$45,950
		\$21,915	\$25,065	\$28,170	\$31,320	\$33,840	\$36,315	\$38,835	\$41,355
	MHP A	\$19,480	\$22,280	\$25,040	\$27,840	\$30,080	\$32,280	\$34,520	\$36,760
	MHP B	\$17,045	\$19,495	\$21,910	\$24,360	\$26,320	\$28,245	\$30,205	\$32,165
	MHP B	\$14,610	\$16,710	\$18,780	\$20,880	\$22,560	\$24,210	\$25,890	\$27,570
	MHP C	\$12,175	\$13,925	\$15,650	\$17,400	\$18,800	\$20,175	\$21,575	\$22,975
	MHP C	\$9,740	\$11,140	\$12,520	\$13,920	\$15,040	\$16,140	\$17,260	\$18,380
	MHP C	\$7,305	\$8,355	\$9,390	\$10,440	\$11,280	\$12,105	\$12,945	\$13,785
SAN FRANCISCO									
		\$83,400	\$95,400	\$107,300	\$119,200	\$128,700	\$138,300	\$147,800	\$157,300
		\$50,040	\$57,240	\$64,380	\$71,520	\$77,220	\$82,980	\$88,680	\$94,380
		\$45,870	\$52,470	\$59,015	\$65,560	\$70,785	\$76,065	\$81,290	\$86,515
		\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
		\$37,530	\$42,930	\$48,285	\$53,640	\$57,915	\$62,235	\$66,510	\$70,785
		\$33,360	\$38,160	\$42,920	\$47,680	\$51,480	\$55,320	\$59,120	\$62,920
		\$29,190	\$33,390	\$37,555	\$41,720	\$45,045	\$48,405	\$51,730	\$55,055
		\$25,020	\$28,620	\$32,190	\$35,760	\$38,610	\$41,490	\$44,340	\$47,190
	MHP B	\$20,850	\$23,850	\$26,825	\$29,800	\$32,175	\$34,575	\$36,950	\$39,325
	MHP B	\$16,680	\$19,080	\$21,460	\$23,840	\$25,740	\$27,660	\$29,560	\$31,460
	MHP C	\$12,510	\$14,310	\$16,095	\$17,880	\$19,305	\$20,745	\$22,170	\$23,595
SAN MATEO									
		\$83,400	\$95,400	\$107,300	\$119,200	\$128,700	\$138,300	\$147,800	\$157,300
		\$50,040	\$57,240	\$64,380	\$71,520	\$77,220	\$82,980	\$88,680	\$94,380
		\$45,870	\$52,470	\$59,015	\$65,560	\$70,785	\$76,065	\$81,290	\$86,515
		\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
		\$37,530	\$42,930	\$48,285	\$53,640	\$57,915	\$62,235	\$66,510	\$70,785
		\$33,360	\$38,160	\$42,920	\$47,680	\$51,480	\$55,320	\$59,120	\$62,920
		\$29,190	\$33,390	\$37,555	\$41,720	\$45,045	\$48,405	\$51,730	\$55,055
		\$25,020	\$28,620	\$32,190	\$35,760	\$38,610	\$41,490	\$44,340	\$47,190
	MHP B	\$20,850	\$23,850	\$26,825	\$29,800	\$32,175	\$34,575	\$36,950	\$39,325
	MHP B	\$16,680	\$19,080	\$21,460	\$23,840	\$25,740	\$27,660	\$29,560	\$31,460
	MHP C	\$12,510	\$14,310	\$16,095	\$17,880	\$19,305	\$20,745	\$22,170	\$23,595

Multifamily Housing Program 2010 **HERA** Maximum Income Limits

The Housing and Economic Recovery Act of 2008 (HERA) directed HUD beginning in 2009 to publish separate income limits specifically calculated for Multifamily Tax Subsidy Projects (MTSPs). These 2010 HERA Maximum Income Limits apply to MTSPs located within the seven HERA effected counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano and Ventura counties that were placed in service prior to 1/1/09.

A second set of HUD MTSP Income Limits (2010 Non-HERA Maximum Income Limits) are applicable to MTSPs located within these HERA effected counties that were placed in service on or after 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SANTA CLARA									
100% Income Level		\$78,600	\$89,800	\$101,100	\$112,300	\$121,300	\$130,300	\$139,300	\$148,200
60% Income Level		\$47,160	\$53,880	\$60,660	\$67,380	\$72,780	\$78,180	\$83,580	\$88,920
55% Income Level		\$43,230	\$49,390	\$55,605	\$61,765	\$66,715	\$71,665	\$76,615	\$81,510
50% Income Level		\$39,300	\$44,900	\$50,550	\$56,150	\$60,650	\$65,150	\$69,650	\$74,100
45% Income Level		\$35,370	\$40,410	\$45,495	\$50,535	\$54,585	\$58,635	\$62,685	\$66,690
40% Income Level		\$31,440	\$35,920	\$40,440	\$44,920	\$48,520	\$52,120	\$55,720	\$59,280
35% Income Level		\$27,510	\$31,430	\$35,385	\$39,305	\$42,455	\$45,605	\$48,755	\$51,870
30% Income Level	MHP A	\$23,580	\$26,940	\$30,330	\$33,690	\$36,390	\$39,090	\$41,790	\$44,460
25% Income Level	MHP B	\$19,650	\$22,450	\$25,275	\$28,075	\$30,325	\$32,575	\$34,825	\$37,050
20% Income Level	MHP B	\$15,720	\$17,960	\$20,220	\$22,460	\$24,260	\$26,060	\$27,860	\$29,640
15% Income Level	MHP C	\$11,790	\$13,470	\$15,165	\$16,845	\$18,195	\$19,545	\$20,895	\$22,230
SOLANO									
100% Income Level		\$56,400	\$64,500	\$72,500	\$80,600	\$87,000	\$93,500	\$99,900	\$106,400
60% Income Level		\$33,840	\$38,700	\$43,500	\$48,360	\$52,200	\$56,100	\$59,940	\$63,840
55% Income Level		\$31,020	\$35,475	\$39,875	\$44,330	\$47,850	\$51,425	\$54,945	\$58,520
50% Income Level		\$28,200	\$32,250	\$36,250	\$40,300	\$43,500	\$46,750	\$49,950	\$53,200
45% Income Level		\$25,380	\$29,025	\$32,625	\$36,270	\$39,150	\$42,075	\$44,955	\$47,880
40% Income Level	MHP A	\$22,560	\$25,800	\$29,000	\$32,240	\$34,800	\$37,400	\$39,960	\$42,560
35% Income Level	MHP B	\$19,740	\$22,575	\$25,375	\$28,210	\$30,450	\$32,725	\$34,965	\$37,240
30% Income Level	MHP B	\$16,920	\$19,350	\$21,750	\$24,180	\$26,100	\$28,050	\$29,970	\$31,920
25% Income Level	MHP C	\$14,100	\$16,125	\$18,125	\$20,150	\$21,750	\$23,375	\$24,975	\$26,600
20% Income Level	MHP C	\$11,280	\$12,900	\$14,500	\$16,120	\$17,400	\$18,700	\$19,980	\$21,280
15% Income Level	MHP C	\$8,460	\$9,675	\$10,875	\$12,090	\$13,050	\$14,025	\$14,985	\$15,960
VENTURA									
100% Income Level		\$62,000	\$70,900	\$79,700	\$88,600	\$95,700	\$102,800	\$109,900	\$117,000
60% Income Level		\$37,200	\$42,540	\$47,820	\$53,160	\$57,420	\$61,680	\$65,940	\$70,200
55% Income Level		\$34,100	\$38,995	\$43,835	\$48,730	\$52,635	\$56,540	\$60,445	\$64,350
50% Income Level		\$31,000	\$35,450	\$39,850	\$44,300	\$47,850	\$51,400	\$54,950	\$58,500
45% Income Level		\$27,900	\$31,905	\$35,865	\$39,870	\$43,065	\$46,260	\$49,455	\$52,650
40% Income Level		\$24,800	\$28,360	\$31,880	\$35,440	\$38,280	\$41,120	\$43,960	\$46,800
35% Income Level	MHP A	\$21,700	\$24,815	\$27,895	\$31,010	\$33,495	\$35,980	\$38,465	\$40,950
30% Income Level	MHP B	\$18,600	\$21,270	\$23,910	\$26,580	\$28,710	\$30,840	\$32,970	\$35,100
25% Income Level	MHP B	\$15,500	\$17,725	\$19,925	\$22,150	\$23,925	\$25,700	\$27,475	\$29,250
20% Income Level	MHP C	\$12,400	\$14,180	\$15,940	\$17,720	\$19,140	\$20,560	\$21,980	\$23,400
15% Income Level	MHP C	\$9,300	\$10,635	\$11,955	\$13,290	\$14,355	\$15,420	\$16,485	\$17,550

Multifamily Housing Program

2010 **HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN						
		\$2,084	\$2,234	\$2,682	\$3,098	\$3,456
		\$1,251	\$1,341	\$1,609	\$1,859	\$2,074
		\$1,146	\$1,229	\$1,475	\$1,704	\$1,901
		\$1,042	\$1,117	\$1,341	\$1,549	\$1,728
		\$938	\$1,005	\$1,207	\$1,394	\$1,555
		\$834	\$894	\$1,073	\$1,239	\$1,383
		\$729	\$782	\$938	\$1,084	\$1,210
		\$625	\$670	\$804	\$929	\$1,037
	MHP B	\$521	\$558	\$670	\$774	\$864
	MHP B	\$417	\$447	\$536	\$619	\$691
	MHP C	\$312	\$335	\$402	\$464	\$518
NEVADA						
		\$1,216	\$1,304	\$1,564	\$1,810	\$2,016
		\$730	\$783	\$939	\$1,086	\$1,210
		\$669	\$717	\$860	\$995	\$1,109
		\$608	\$652	\$782	\$905	\$1,008
		\$547	\$587	\$704	\$814	\$907
	MHP A	\$487	\$522	\$626	\$724	\$807
	MHP B	\$426	\$456	\$547	\$633	\$706
	MHP B	\$365	\$391	\$469	\$543	\$605
	MHP C	\$304	\$326	\$391	\$452	\$504
	MHP C	\$243	\$261	\$313	\$362	\$403
	MHP C	\$182	\$195	\$234	\$271	\$302
SAN FRANCISCO						
		\$2,084	\$2,234	\$2,682	\$3,098	\$3,456
		\$1,251	\$1,341	\$1,609	\$1,859	\$2,074
		\$1,146	\$1,229	\$1,475	\$1,704	\$1,901
		\$1,042	\$1,117	\$1,341	\$1,549	\$1,728
		\$938	\$1,005	\$1,207	\$1,394	\$1,555
		\$834	\$894	\$1,073	\$1,239	\$1,383
		\$729	\$782	\$938	\$1,084	\$1,210
		\$625	\$670	\$804	\$929	\$1,037
	MHP B	\$521	\$558	\$670	\$774	\$864
	MHP B	\$417	\$447	\$536	\$619	\$691
	MHP C	\$312	\$335	\$402	\$464	\$518
SAN MATEO						
		\$2,084	\$2,234	\$2,682	\$3,098	\$3,456
		\$1,251	\$1,341	\$1,609	\$1,859	\$2,074
		\$1,146	\$1,229	\$1,475	\$1,704	\$1,901
		\$1,042	\$1,117	\$1,341	\$1,549	\$1,728
		\$938	\$1,005	\$1,207	\$1,394	\$1,555
		\$834	\$894	\$1,073	\$1,239	\$1,383
		\$729	\$782	\$938	\$1,084	\$1,210
		\$625	\$670	\$804	\$929	\$1,037
	MHP B	\$521	\$558	\$670	\$774	\$864
	MHP B	\$417	\$447	\$536	\$619	\$691
	MHP C	\$312	\$335	\$402	\$464	\$518

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SANTA CLARA						
		\$1,964	\$2,104	\$2,526	\$2,920	\$3,256
		\$1,179	\$1,263	\$1,516	\$1,752	\$1,954
		\$1,080	\$1,157	\$1,390	\$1,606	\$1,791
		\$982	\$1,052	\$1,263	\$1,460	\$1,628
		\$884	\$947	\$1,137	\$1,314	\$1,465
		\$786	\$842	\$1,011	\$1,168	\$1,303
		\$687	\$736	\$884	\$1,022	\$1,140
	MHP A	\$589	\$631	\$758	\$876	\$977
	MHP B	\$491	\$526	\$631	\$730	\$814
	MHP B	\$393	\$421	\$505	\$584	\$651
	MHP C	\$294	\$315	\$379	\$438	\$488
SOLANO						
		\$1,410	\$1,510	\$1,812	\$2,094	\$2,336
		\$846	\$906	\$1,087	\$1,257	\$1,402
		\$775	\$831	\$996	\$1,152	\$1,285
		\$705	\$755	\$906	\$1,047	\$1,168
		\$634	\$680	\$815	\$942	\$1,051
	MHP A	\$564	\$604	\$725	\$838	\$935
	MHP B	\$493	\$528	\$634	\$733	\$818
	MHP B	\$423	\$453	\$543	\$628	\$701
	MHP C	\$352	\$377	\$453	\$523	\$584
	MHP C	\$282	\$302	\$362	\$419	\$467
	MHP C	\$211	\$226	\$271	\$314	\$350
VENTURA						
		\$1,550	\$1,660	\$1,992	\$2,302	\$2,570
		\$930	\$996	\$1,195	\$1,382	\$1,542
		\$852	\$913	\$1,095	\$1,267	\$1,413
		\$775	\$830	\$996	\$1,151	\$1,285
		\$697	\$747	\$896	\$1,036	\$1,156
		\$620	\$664	\$797	\$921	\$1,028
	MHP A	\$542	\$581	\$697	\$806	\$899
	MHP B	\$465	\$498	\$597	\$691	\$771
	MHP B	\$387	\$415	\$498	\$575	\$642
	MHP C	\$310	\$332	\$398	\$460	\$514
	MHP C	\$232	\$249	\$298	\$345	\$385

Multifamily Housing Program - 2010 <u>HERA</u> Per Unit Loan Limits						
MHP General Units (not for Supportive Housing)						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$45,125	\$46,133	\$49,302	\$52,327	\$54,920
		\$60,106	\$62,267	\$68,605	\$74,655	\$79,840
		\$75,087	\$78,400	\$87,907	\$96,982	\$104,761
		\$90,068	\$94,389	\$107,209	\$119,309	\$129,537
		\$105,193	\$110,522	\$126,656	\$141,637	\$154,457
		\$120,174	\$126,656	\$145,958	\$163,964	\$179,377
	MHP B	\$135,155	\$142,789	\$165,260	\$186,291	\$204,297
	MHP B	\$150,135	\$158,778	\$184,563	\$208,619	\$229,217
	MHP C	\$165,260	\$174,912	\$203,865	\$230,946	\$254,138
NEVADA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,787	\$39,507	\$41,380	\$43,108	\$44,549
		\$47,574	\$48,870	\$52,615	\$56,073	\$59,098
		\$56,361	\$58,233	\$63,851	\$69,181	\$73,646
	MHP A	\$65,003	\$67,596	\$75,087	\$82,145	\$88,051
	MHP B	\$73,790	\$77,103	\$86,467	\$95,253	\$102,600
	MHP B	\$82,577	\$86,467	\$97,702	\$108,218	\$117,149
	MHP C	\$91,364	\$95,830	\$108,938	\$121,326	\$131,697
	MHP C	\$100,151	\$105,193	\$120,174	\$134,290	\$146,246
	MHP C	\$108,938	\$114,700	\$131,553	\$147,399	\$160,795
SAN FRANCISCO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$45,125	\$46,133	\$49,302	\$52,327	\$54,920
		\$60,106	\$62,267	\$68,605	\$74,655	\$79,840
		\$75,087	\$78,400	\$87,907	\$96,982	\$104,761
		\$90,068	\$94,389	\$107,209	\$119,309	\$129,537
		\$105,193	\$110,522	\$126,656	\$141,637	\$154,457
		\$120,174	\$126,656	\$145,958	\$163,964	\$179,377
	MHP B	\$135,155	\$142,789	\$165,260	\$186,291	\$204,297
	MHP B	\$150,135	\$158,778	\$184,563	\$208,619	\$229,217
	MHP C	\$165,260	\$174,912	\$203,865	\$230,946	\$254,138
SAN MATEO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$45,125	\$46,133	\$49,302	\$52,327	\$54,920
		\$60,106	\$62,267	\$68,605	\$74,655	\$79,840
		\$75,087	\$78,400	\$87,907	\$96,982	\$104,761
		\$90,068	\$94,389	\$107,209	\$119,309	\$129,537
		\$105,193	\$110,522	\$126,656	\$141,637	\$154,457
		\$120,174	\$126,656	\$145,958	\$163,964	\$179,377
	MHP B	\$135,155	\$142,789	\$165,260	\$186,291	\$204,297
	MHP B	\$150,135	\$158,778	\$184,563	\$208,619	\$229,217
	MHP C	\$165,260	\$174,912	\$203,865	\$230,946	\$254,138

Multifamily Housing Program - 2010 HERA Per Unit Loan Limits						
MHP General Units (not for Supportive Housing)						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$44,261	\$45,269	\$48,150	\$51,031	\$53,480
50% Income Level		\$58,377	\$60,394	\$66,444	\$72,062	\$76,959
45% Income Level		\$72,494	\$75,519	\$84,594	\$93,093	\$100,439
40% Income Level		\$86,611	\$90,644	\$102,744	\$114,124	\$123,775
35% Income Level		\$100,871	\$105,913	\$121,038	\$135,155	\$147,255
30% Income Level	MHP A	\$114,988	\$121,038	\$139,188	\$156,185	\$170,734
25% Income Level	MHP B	\$129,105	\$136,163	\$157,482	\$177,216	\$194,214
20% Income Level	MHP B	\$143,221	\$151,288	\$175,632	\$198,247	\$217,694
15% Income Level	MHP C	\$157,482	\$166,557	\$193,782	\$219,278	\$241,173
SOLANO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$40,227	\$40,804	\$43,108	\$45,125	\$46,854
50% Income Level		\$50,311	\$51,751	\$56,073	\$60,250	\$63,707
45% Income Level		\$60,538	\$62,555	\$69,181	\$75,375	\$80,561
40% Income Level	MHP A	\$70,621	\$73,502	\$82,145	\$90,356	\$97,270
35% Income Level	MHP B	\$80,849	\$84,450	\$95,253	\$105,481	\$114,124
30% Income Level	MHP B	\$90,932	\$95,253	\$108,362	\$120,606	\$130,977
25% Income Level	MHP C	\$101,159	\$106,201	\$121,326	\$135,731	\$147,831
20% Income Level	MHP C	\$111,243	\$117,005	\$134,434	\$150,712	\$164,684
15% Income Level	MHP C	\$121,470	\$127,952	\$147,543	\$165,837	\$181,538
VENTURA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$41,236	\$41,956	\$44,405	\$46,565	\$48,582
50% Income Level		\$52,327	\$53,912	\$58,665	\$63,275	\$67,020
45% Income Level		\$63,563	\$65,868	\$73,070	\$79,840	\$85,602
40% Income Level		\$74,655	\$77,824	\$87,331	\$96,406	\$104,040
35% Income Level	MHP A	\$85,890	\$89,780	\$101,736	\$112,971	\$122,622
30% Income Level	MHP B	\$96,982	\$101,736	\$116,140	\$129,537	\$141,060
25% Income Level	MHP B	\$108,218	\$113,691	\$130,401	\$146,246	\$159,643
20% Income Level	MHP C	\$119,309	\$125,647	\$144,806	\$162,812	\$178,081
15% Income Level	MHP C	\$130,545	\$137,603	\$159,210	\$179,377	\$196,663

Multifamily Housing Program - 2010 HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, Homeless Youth & Supportive Housing Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$110,068	\$114,389	\$127,209	\$139,309	\$149,537
35% Income Level		\$125,193	\$130,522	\$146,656	\$161,637	\$174,457
30% Income Level		\$140,174	\$146,656	\$165,958	\$183,964	\$199,377
25% Income Level	MHP B	\$155,155	\$162,789	\$185,260	\$206,291	\$224,297
20% Income Level	MHP B	\$170,135	\$178,778	\$204,563	\$228,619	\$249,217
15% Income Level	MHP C	\$185,260	\$194,912	\$223,865	\$250,946	\$274,138
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$85,003	\$87,596	\$95,087	\$102,145	\$108,051
35% Income Level	MHP B	\$93,790	\$97,103	\$106,467	\$115,253	\$122,600
30% Income Level	MHP B	\$102,577	\$106,467	\$117,702	\$128,218	\$137,149
25% Income Level	MHP C	\$111,364	\$115,830	\$128,938	\$141,326	\$151,697
20% Income Level	MHP C	\$120,151	\$125,193	\$140,174	\$154,290	\$166,246
15% Income Level	MHP C	\$128,938	\$134,700	\$151,553	\$167,399	\$180,795
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$110,068	\$114,389	\$127,209	\$139,309	\$149,537
35% Income Level		\$125,193	\$130,522	\$146,656	\$161,637	\$174,457
30% Income Level		\$140,174	\$146,656	\$165,958	\$183,964	\$199,377
25% Income Level	MHP B	\$155,155	\$162,789	\$185,260	\$206,291	\$224,297
20% Income Level	MHP B	\$170,135	\$178,778	\$204,563	\$228,619	\$249,217
15% Income Level	MHP C	\$185,260	\$194,912	\$223,865	\$250,946	\$274,138
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$95,087	\$98,400	\$107,907	\$116,982	\$124,761
40% Income Level		\$110,068	\$114,389	\$127,209	\$139,309	\$149,537
35% Income Level		\$125,193	\$130,522	\$146,656	\$161,637	\$174,457
30% Income Level		\$140,174	\$146,656	\$165,958	\$183,964	\$199,377
25% Income Level	MHP B	\$155,155	\$162,789	\$185,260	\$206,291	\$224,297
20% Income Level	MHP B	\$170,135	\$178,778	\$204,563	\$228,619	\$249,217
15% Income Level	MHP C	\$185,260	\$194,912	\$223,865	\$250,946	\$274,138

Multifamily Housing Program - 2010 HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, Homeless Youth & Supportive Housing Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,611	\$110,644	\$122,744	\$134,124	\$143,775
35% Income Level		\$120,871	\$125,913	\$141,038	\$155,155	\$167,255
30% Income Level	MHP A	\$134,988	\$141,038	\$159,188	\$176,185	\$190,734
25% Income Level	MHP B	\$149,105	\$156,163	\$177,482	\$197,216	\$214,214
20% Income Level	MHP B	\$163,221	\$171,288	\$195,632	\$218,247	\$237,694
15% Income Level	MHP C	\$177,482	\$186,557	\$213,782	\$239,278	\$261,173
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$80,538	\$82,555	\$89,181	\$95,375	\$100,561
40% Income Level	MHP A	\$90,621	\$93,502	\$102,145	\$110,356	\$117,270
35% Income Level	MHP B	\$100,849	\$104,450	\$115,253	\$125,481	\$134,124
30% Income Level	MHP B	\$110,932	\$115,253	\$128,362	\$140,606	\$150,977
25% Income Level	MHP C	\$121,159	\$126,201	\$141,326	\$155,731	\$167,831
20% Income Level	MHP C	\$131,243	\$137,005	\$154,434	\$170,712	\$184,684
15% Income Level	MHP C	\$141,470	\$147,952	\$167,543	\$185,837	\$201,538
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$94,655	\$97,824	\$107,331	\$116,406	\$124,040
35% Income Level	MHP A	\$105,890	\$109,780	\$121,736	\$132,971	\$142,622
30% Income Level	MHP B	\$116,982	\$121,736	\$136,140	\$149,537	\$161,060
25% Income Level	MHP B	\$128,218	\$133,691	\$150,401	\$166,246	\$179,643
20% Income Level	MHP C	\$139,309	\$145,647	\$164,806	\$182,812	\$198,081
15% Income Level	MHP C	\$150,545	\$157,603	\$179,210	\$199,377	\$216,663

Multifamily Housing Program - 2010 HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, Homeless Youth & Supportive Housing "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$125,068	\$129,389	\$142,209	\$154,309	\$164,537
35% Income Level		\$140,193	\$145,522	\$161,656	\$176,637	\$189,457
30% Income Level		\$155,174	\$161,656	\$180,958	\$198,964	\$214,377
25% Income Level	MHP B	\$170,155	\$177,789	\$200,260	\$221,291	\$239,297
20% Income Level	MHP B	\$185,135	\$193,778	\$219,563	\$243,619	\$264,217
15% Income Level	MHP C	\$200,260	\$209,912	\$238,865	\$265,946	\$289,138
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$100,003	\$102,596	\$110,087	\$117,145	\$123,051
35% Income Level	MHP B	\$108,790	\$112,103	\$121,467	\$130,253	\$137,600
30% Income Level	MHP B	\$117,577	\$121,467	\$132,702	\$143,218	\$152,149
25% Income Level	MHP C	\$126,364	\$130,830	\$143,938	\$156,326	\$166,697
20% Income Level	MHP C	\$135,151	\$140,193	\$155,174	\$169,290	\$181,246
15% Income Level	MHP C	\$143,938	\$149,700	\$166,553	\$182,399	\$195,795
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$125,068	\$129,389	\$142,209	\$154,309	\$164,537
35% Income Level		\$140,193	\$145,522	\$161,656	\$176,637	\$189,457
30% Income Level		\$155,174	\$161,656	\$180,958	\$198,964	\$214,377
25% Income Level	MHP B	\$170,155	\$177,789	\$200,260	\$221,291	\$239,297
20% Income Level	MHP B	\$185,135	\$193,778	\$219,563	\$243,619	\$264,217
15% Income Level	MHP C	\$200,260	\$209,912	\$238,865	\$265,946	\$289,138
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$125,068	\$129,389	\$142,209	\$154,309	\$164,537
35% Income Level		\$140,193	\$145,522	\$161,656	\$176,637	\$189,457
30% Income Level		\$155,174	\$161,656	\$180,958	\$198,964	\$214,377
25% Income Level	MHP B	\$170,155	\$177,789	\$200,260	\$221,291	\$239,297
20% Income Level	MHP B	\$185,135	\$193,778	\$219,563	\$243,619	\$264,217
15% Income Level	MHP C	\$200,260	\$209,912	\$238,865	\$265,946	\$289,138

Multifamily Housing Program - 2010 HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, Homeless Youth & Supportive Housing "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$121,611	\$125,644	\$137,744	\$149,124	\$158,775
35% Income Level		\$135,871	\$140,913	\$156,038	\$170,155	\$182,255
30% Income Level	MHP A	\$149,988	\$156,038	\$174,188	\$191,185	\$205,734
25% Income Level	MHP B	\$164,105	\$171,163	\$192,482	\$212,216	\$229,214
20% Income Level	MHP B	\$178,221	\$186,288	\$210,632	\$233,247	\$252,694
15% Income Level	MHP C	\$192,482	\$201,557	\$228,782	\$254,278	\$276,173
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$105,621	\$108,502	\$117,145	\$125,356	\$132,270
35% Income Level	MHP B	\$115,849	\$119,450	\$130,253	\$140,481	\$149,124
30% Income Level	MHP B	\$125,932	\$130,253	\$143,362	\$155,606	\$165,977
25% Income Level	MHP C	\$136,159	\$141,201	\$156,326	\$170,731	\$182,831
20% Income Level	MHP C	\$146,243	\$152,005	\$169,434	\$185,712	\$199,684
15% Income Level	MHP C	\$156,470	\$162,952	\$182,543	\$200,837	\$216,538
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$109,655	\$112,824	\$122,331	\$131,406	\$139,040
35% Income Level	MHP A	\$120,890	\$124,780	\$136,736	\$147,971	\$157,622
30% Income Level	MHP B	\$131,982	\$136,736	\$151,140	\$164,537	\$176,060
25% Income Level	MHP B	\$143,218	\$148,691	\$165,401	\$181,246	\$194,643
20% Income Level	MHP C	\$154,309	\$160,647	\$179,806	\$197,812	\$213,081
15% Income Level	MHP C	\$165,545	\$172,603	\$194,210	\$214,377	\$231,663