

Multifamily Housing Program 2012 **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 2012 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 (2012 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		\$79,800	\$91,200	\$102,600	\$113,900	\$123,100	\$132,200	\$141,300	\$150,400
60% Income Level		\$47,880	\$54,720	\$61,560	\$68,340	\$73,860	\$79,320	\$84,780	\$90,240
55% Income Level		\$43,890	\$50,160	\$56,430	\$62,645	\$67,705	\$72,710	\$77,715	\$82,720
50% Income Level		\$39,900	\$45,600	\$51,300	\$56,950	\$61,550	\$66,100	\$70,650	\$75,200
45% Income Level		\$35,910	\$41,040	\$46,170	\$51,255	\$55,395	\$59,490	\$63,585	\$67,680
40% Income Level		\$31,920	\$36,480	\$41,040	\$45,560	\$49,240	\$52,880	\$56,520	\$60,160
35% Income Level		\$27,930	\$31,920	\$35,910	\$39,865	\$43,085	\$46,270	\$49,455	\$52,640
30% Income Level	MHP A	\$23,940	\$27,360	\$30,780	\$34,170	\$36,930	\$39,660	\$42,390	\$45,120
25% Income Level	MHP B	\$19,950	\$22,800	\$25,650	\$28,475	\$30,775	\$33,050	\$35,325	\$37,600
20% Income Level	MHP B	\$15,960	\$18,240	\$20,520	\$22,780	\$24,620	\$26,440	\$28,260	\$30,080
15% Income Level	MHP C	\$11,970	\$13,680	\$15,390	\$17,085	\$18,465	\$19,830	\$21,195	\$22,560
SOLANO									
100% Income Level		\$58,700	\$67,100	\$75,500	\$83,800	\$90,600	\$97,300	\$104,000	\$110,700
60% Income Level		\$35,220	\$40,260	\$45,300	\$50,280	\$54,360	\$58,380	\$62,400	\$66,420
55% Income Level		\$32,285	\$36,905	\$41,525	\$46,090	\$49,830	\$53,515	\$57,200	\$60,885
50% Income Level		\$29,350	\$33,550	\$37,750	\$41,900	\$45,300	\$48,650	\$52,000	\$55,350
45% Income Level		\$26,415	\$30,195	\$33,975	\$37,710	\$40,770	\$43,785	\$46,800	\$49,815
40% Income Level		\$23,480	\$26,840	\$30,200	\$33,520	\$36,240	\$38,920	\$41,600	\$44,280
35% Income Level	MHP A	\$20,545	\$23,485	\$26,425	\$29,330	\$31,710	\$34,055	\$36,400	\$38,745
30% Income Level	MHP B	\$17,610	\$20,130	\$22,650	\$25,140	\$27,180	\$29,190	\$31,200	\$33,210
25% Income Level	MHP B	\$14,675	\$16,775	\$18,875	\$20,950	\$22,650	\$24,325	\$26,000	\$27,675
20% Income Level	MHP C	\$11,740	\$13,420	\$15,100	\$16,760	\$18,120	\$19,460	\$20,800	\$22,140
15% Income Level	MHP C	\$8,805	\$10,065	\$11,325	\$12,570	\$13,590	\$14,595	\$15,600	\$16,605
VENTURA									
100% Income Level		\$63,900	\$73,000	\$82,100	\$91,200	\$98,500	\$105,800	\$113,100	\$120,400
60% Income Level		\$38,340	\$43,800	\$49,260	\$54,720	\$59,100	\$63,480	\$67,860	\$72,240
55% Income Level		\$35,145	\$40,150	\$45,155	\$50,160	\$54,175	\$58,190	\$62,205	\$66,220
50% Income Level		\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
45% Income Level		\$28,755	\$32,850	\$36,945	\$41,040	\$44,325	\$47,610	\$50,895	\$54,180
40% Income Level		\$25,560	\$29,200	\$32,840	\$36,480	\$39,400	\$42,320	\$45,240	\$48,160
35% Income Level	MHP A	\$22,365	\$25,550	\$28,735	\$31,920	\$34,475	\$37,030	\$39,585	\$42,140
30% Income Level	MHP B	\$19,170	\$21,900	\$24,630	\$27,360	\$29,550	\$31,740	\$33,930	\$36,120
25% Income Level	MHP B	\$15,975	\$18,250	\$20,525	\$22,800	\$24,625	\$26,450	\$28,275	\$30,100
20% Income Level	MHP C	\$12,780	\$14,600	\$16,420	\$18,240	\$19,700	\$21,160	\$22,620	\$24,080
15% Income Level	MHP C	\$9,585	\$10,950	\$12,315	\$13,680	\$14,775	\$15,870	\$16,965	\$18,060

Multifamily Housing Program

2012 **HERA** Maximum Rents (gross rent including utility allowance)

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 2012 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 (2012 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*	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN						
		\$2,162	\$2,316	\$2,780	\$3,210	\$3,582
		\$1,297	\$1,389	\$1,668	\$1,926	\$2,149
		\$1,189	\$1,273	\$1,529	\$1,766	\$1,970
		\$1,081	\$1,158	\$1,390	\$1,605	\$1,791
		\$973	\$1,042	\$1,251	\$1,445	\$1,612
		\$865	\$926	\$1,112	\$1,284	\$1,433
		\$756	\$810	\$973	\$1,123	\$1,253
		\$648	\$694	\$834	\$963	\$1,074
	MHP B	\$540	\$579	\$695	\$802	\$895
	MHP B	\$432	\$463	\$556	\$642	\$716
	MHP C	\$324	\$347	\$417	\$481	\$537
NEVADA						
		\$1,276	\$1,368	\$1,642	\$1,898	\$2,116
		\$766	\$821	\$985	\$1,139	\$1,270
		\$702	\$752	\$903	\$1,044	\$1,164
		\$638	\$684	\$821	\$949	\$1,058
		\$574	\$615	\$739	\$854	\$952
		\$511	\$547	\$657	\$759	\$847
	MHP A	\$447	\$479	\$574	\$664	\$741
	MHP B	\$383	\$410	\$492	\$569	\$635
	MHP C	\$319	\$342	\$410	\$474	\$529
	MHP C	\$255	\$273	\$328	\$379	\$423
	MHP C	\$191	\$205	\$246	\$284	\$317
SAN FRANCISCO						
		\$2,162	\$2,316	\$2,780	\$3,210	\$3,582
		\$1,297	\$1,389	\$1,668	\$1,926	\$2,149
		\$1,189	\$1,273	\$1,529	\$1,766	\$1,970
		\$1,081	\$1,158	\$1,390	\$1,605	\$1,791
		\$973	\$1,042	\$1,251	\$1,445	\$1,612
		\$865	\$926	\$1,112	\$1,284	\$1,433
		\$756	\$810	\$973	\$1,123	\$1,253
		\$648	\$694	\$834	\$963	\$1,074
	MHP B	\$540	\$579	\$695	\$802	\$895
	MHP B	\$432	\$463	\$556	\$642	\$716
	MHP C	\$324	\$347	\$417	\$481	\$537
SAN MATEO						
		\$2,162	\$2,316	\$2,780	\$3,210	\$3,582
		\$1,297	\$1,389	\$1,668	\$1,926	\$2,149
		\$1,189	\$1,273	\$1,529	\$1,766	\$1,970
		\$1,081	\$1,158	\$1,390	\$1,605	\$1,791
		\$973	\$1,042	\$1,251	\$1,445	\$1,612
		\$865	\$926	\$1,112	\$1,284	\$1,433
		\$756	\$810	\$973	\$1,123	\$1,253
		\$648	\$694	\$834	\$963	\$1,074
	MHP B	\$540	\$579	\$695	\$802	\$895
	MHP B	\$432	\$463	\$556	\$642	\$716
	MHP C	\$324	\$347	\$417	\$481	\$537

Multifamily Housing Program

2012 **HERA** Maximum Rents (gross rent including utility allowance)

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 2012 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.

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SANTA CLARA						
		\$1,994	\$2,136	\$2,564	\$2,962	\$3,304
		\$1,197	\$1,282	\$1,539	\$1,777	\$1,983
		\$1,097	\$1,175	\$1,410	\$1,629	\$1,817
		\$997	\$1,068	\$1,282	\$1,481	\$1,652
		\$897	\$961	\$1,154	\$1,333	\$1,487
		\$798	\$855	\$1,026	\$1,185	\$1,322
		\$698	\$748	\$897	\$1,036	\$1,156
	MHP A	\$598	\$641	\$769	\$888	\$991
	MHP B	\$498	\$534	\$641	\$740	\$826
	MHP B	\$399	\$427	\$513	\$592	\$661
	MHP C	\$299	\$320	\$384	\$444	\$495
SOLANO						
		\$1,466	\$1,572	\$1,886	\$2,180	\$2,432
		\$880	\$943	\$1,132	\$1,308	\$1,459
		\$807	\$864	\$1,038	\$1,199	\$1,337
		\$733	\$786	\$943	\$1,090	\$1,216
		\$660	\$707	\$849	\$981	\$1,094
		\$587	\$629	\$755	\$872	\$973
	MHP A	\$513	\$550	\$660	\$763	\$851
	MHP B	\$440	\$471	\$566	\$654	\$729
	MHP B	\$366	\$393	\$471	\$545	\$608
	MHP C	\$293	\$314	\$377	\$436	\$486
	MHP C	\$220	\$235	\$283	\$327	\$364
VENTURA						
		\$1,596	\$1,710	\$2,052	\$2,370	\$2,644
		\$958	\$1,026	\$1,231	\$1,422	\$1,587
		\$878	\$941	\$1,128	\$1,304	\$1,454
		\$798	\$855	\$1,026	\$1,185	\$1,322
		\$718	\$770	\$923	\$1,067	\$1,190
		\$639	\$684	\$821	\$948	\$1,058
	MHP A	\$559	\$598	\$718	\$829	\$925
	MHP B	\$479	\$513	\$615	\$711	\$793
	MHP B	\$399	\$427	\$513	\$592	\$661
	MHP C	\$319	\$342	\$410	\$474	\$529
	MHP C	\$239	\$256	\$307	\$355	\$396

Multifamily Housing Program - 2012 HERA Per Unit Loan Limits						
MHP General Units (not for Supportive Housing)						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,557	\$46,709	\$50,023	\$53,048	\$55,784
50% Income Level		\$61,114	\$63,275	\$70,045	\$76,239	\$81,569
45% Income Level		\$76,671	\$79,984	\$90,068	\$99,287	\$107,353
40% Income Level		\$92,228	\$96,694	\$110,090	\$122,478	\$133,138
35% Income Level		\$107,930	\$113,403	\$130,113	\$145,670	\$159,066
30% Income Level		\$123,487	\$130,113	\$150,135	\$168,718	\$184,851
25% Income Level	MHP B	\$139,044	\$146,678	\$170,158	\$191,909	\$210,635
20% Income Level	MHP B	\$154,601	\$163,388	\$190,181	\$214,957	\$236,420
15% Income Level	MHP C	\$170,158	\$180,097	\$210,203	\$238,148	\$262,204
NEVADA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$39,219	\$39,939	\$41,812	\$43,684	\$45,269
50% Income Level		\$48,438	\$49,734	\$53,624	\$57,369	\$60,538
45% Income Level		\$57,657	\$59,674	\$65,436	\$71,053	\$75,807
40% Income Level		\$66,732	\$69,469	\$77,248	\$84,738	\$90,932
35% Income Level	MHP A	\$75,951	\$79,264	\$89,203	\$98,422	\$106,201
30% Income Level	MHP B	\$85,170	\$89,203	\$101,015	\$112,107	\$121,470
25% Income Level	MHP C	\$94,389	\$98,999	\$112,827	\$125,791	\$136,739
20% Income Level	MHP C	\$103,608	\$108,938	\$124,639	\$139,476	\$152,008
15% Income Level	MHP C	\$112,827	\$118,733	\$136,451	\$153,160	\$167,277
SAN FRANCISCO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,557	\$46,709	\$50,023	\$53,048	\$55,784
50% Income Level		\$61,114	\$63,275	\$70,045	\$76,239	\$81,569
45% Income Level		\$76,671	\$79,984	\$90,068	\$99,287	\$107,353
40% Income Level		\$92,228	\$96,694	\$110,090	\$122,478	\$133,138
35% Income Level		\$107,930	\$113,403	\$130,113	\$145,670	\$159,066
30% Income Level		\$123,487	\$130,113	\$150,135	\$168,718	\$184,851
25% Income Level	MHP B	\$139,044	\$146,678	\$170,158	\$191,909	\$210,635
20% Income Level	MHP B	\$154,601	\$163,388	\$190,181	\$214,957	\$236,420
15% Income Level	MHP C	\$170,158	\$180,097	\$210,203	\$238,148	\$262,204
SAN MATEO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,557	\$46,709	\$50,023	\$53,048	\$55,784
50% Income Level		\$61,114	\$63,275	\$70,045	\$76,239	\$81,569
45% Income Level		\$76,671	\$79,984	\$90,068	\$99,287	\$107,353
40% Income Level		\$92,228	\$96,694	\$110,090	\$122,478	\$133,138
35% Income Level		\$107,930	\$113,403	\$130,113	\$145,670	\$159,066
30% Income Level		\$123,487	\$130,113	\$150,135	\$168,718	\$184,851
25% Income Level	MHP B	\$139,044	\$146,678	\$170,158	\$191,909	\$210,635
20% Income Level	MHP B	\$154,601	\$163,388	\$190,181	\$214,957	\$236,420
15% Income Level	MHP C	\$170,158	\$180,097	\$210,203	\$238,148	\$262,204

Multifamily Housing Program - 2012 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						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$44,405	\$45,413	\$48,582	\$51,319	\$53,912
		\$58,809	\$60,826	\$67,020	\$72,638	\$77,680
		\$73,214	\$76,239	\$85,458	\$93,957	\$101,447
		\$87,475	\$91,508	\$103,896	\$115,276	\$125,215
		\$101,880	\$106,921	\$122,478	\$136,739	\$149,127
	MHP A	\$116,284	\$122,334	\$140,916	\$158,058	\$172,895
	MHP B	\$130,689	\$137,747	\$159,354	\$179,377	\$196,663
	MHP B	\$144,950	\$153,160	\$177,793	\$200,696	\$220,431
	MHP C	\$159,354	\$168,574	\$196,375	\$222,015	\$244,342
SOLANO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$40,515	\$41,380	\$43,540	\$45,701	\$47,574
		\$51,175	\$52,615	\$57,225	\$61,402	\$65,003
		\$61,690	\$63,995	\$70,765	\$77,103	\$82,577
		\$72,206	\$75,231	\$84,306	\$92,805	\$100,007
	MHP A	\$82,865	\$86,611	\$97,990	\$108,506	\$117,581
	MHP B	\$93,381	\$97,990	\$111,531	\$124,207	\$135,155
	MHP B	\$104,040	\$109,226	\$125,215	\$139,908	\$152,584
	MHP C	\$114,556	\$120,606	\$138,756	\$155,609	\$170,158
	MHP C	\$125,071	\$131,985	\$152,296	\$171,310	\$187,732
VENTURA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$41,524	\$42,244	\$44,837	\$46,998	\$49,158
		\$53,048	\$54,632	\$59,530	\$64,139	\$68,173
		\$64,571	\$66,876	\$74,367	\$81,137	\$87,187
		\$75,951	\$79,264	\$89,059	\$98,278	\$106,201
	MHP A	\$87,475	\$91,652	\$103,896	\$115,420	\$125,359
	MHP B	\$98,999	\$103,896	\$118,733	\$132,418	\$144,374
	MHP B	\$110,522	\$116,284	\$133,426	\$149,559	\$163,388
	MHP C	\$122,046	\$128,528	\$148,263	\$166,557	\$182,402
	MHP C	\$133,570	\$140,916	\$163,100	\$183,698	\$201,560

Multifamily Housing Program - 2012 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		\$112,228	\$116,694	\$130,090	\$142,478	\$153,138
35% Income Level		\$127,930	\$133,403	\$150,113	\$165,670	\$179,066
30% Income Level		\$143,487	\$150,113	\$170,135	\$188,718	\$204,851
25% Income Level	MHP B	\$159,044	\$166,678	\$190,158	\$211,909	\$230,635
20% Income Level	MHP B	\$174,601	\$183,388	\$210,181	\$234,957	\$256,420
15% Income Level	MHP C	\$190,158	\$200,097	\$230,203	\$258,148	\$282,204
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$86,732	\$89,469	\$97,248	\$104,738	\$110,932
35% Income Level	MHP A	\$95,951	\$99,264	\$109,203	\$118,422	\$126,201
30% Income Level	MHP B	\$105,170	\$109,203	\$121,015	\$132,107	\$141,470
25% Income Level	MHP C	\$114,389	\$118,999	\$132,827	\$145,791	\$156,739
20% Income Level	MHP C	\$123,608	\$128,938	\$144,639	\$159,476	\$172,008
15% Income Level	MHP C	\$132,827	\$138,733	\$156,451	\$173,160	\$187,277
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$112,228	\$116,694	\$130,090	\$142,478	\$153,138
35% Income Level		\$127,930	\$133,403	\$150,113	\$165,670	\$179,066
30% Income Level		\$143,487	\$150,113	\$170,135	\$188,718	\$204,851
25% Income Level	MHP B	\$159,044	\$166,678	\$190,158	\$211,909	\$230,635
20% Income Level	MHP B	\$174,601	\$183,388	\$210,181	\$234,957	\$256,420
15% Income Level	MHP C	\$190,158	\$200,097	\$230,203	\$258,148	\$282,204
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$96,671	\$99,984	\$110,068	\$119,287	\$127,353
40% Income Level		\$112,228	\$116,694	\$130,090	\$142,478	\$153,138
35% Income Level		\$127,930	\$133,403	\$150,113	\$165,670	\$179,066
30% Income Level		\$143,487	\$150,113	\$170,135	\$188,718	\$204,851
25% Income Level	MHP B	\$159,044	\$166,678	\$190,158	\$211,909	\$230,635
20% Income Level	MHP B	\$174,601	\$183,388	\$210,181	\$234,957	\$256,420
15% Income Level	MHP C	\$190,158	\$200,097	\$230,203	\$258,148	\$282,204

Multifamily Housing Program - 2012 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		\$107,475	\$111,508	\$123,896	\$135,276	\$145,215
35% Income Level		\$121,880	\$126,921	\$142,478	\$156,739	\$169,127
30% Income Level	MHP A	\$136,284	\$142,334	\$160,916	\$178,058	\$192,895
25% Income Level	MHP B	\$150,689	\$157,747	\$179,354	\$199,377	\$216,663
20% Income Level	MHP B	\$164,950	\$173,160	\$197,793	\$220,696	\$240,431
15% Income Level	MHP C	\$179,354	\$188,574	\$216,375	\$242,015	\$264,342
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$81,690	\$83,995	\$90,765	\$97,103	\$102,577
40% Income Level		\$92,206	\$95,231	\$104,306	\$112,805	\$120,007
35% Income Level	MHP A	\$102,865	\$106,611	\$117,990	\$128,506	\$137,581
30% Income Level	MHP B	\$113,381	\$117,990	\$131,531	\$144,207	\$155,155
25% Income Level	MHP B	\$124,040	\$129,226	\$145,215	\$159,908	\$172,584
20% Income Level	MHP C	\$134,556	\$140,606	\$158,756	\$175,609	\$190,158
15% Income Level	MHP C	\$145,071	\$151,985	\$172,296	\$191,310	\$207,732
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$95,951	\$99,264	\$109,059	\$118,278	\$126,201
35% Income Level	MHP A	\$107,475	\$111,652	\$123,896	\$135,420	\$145,359
30% Income Level	MHP B	\$118,999	\$123,896	\$138,733	\$152,418	\$164,374
25% Income Level	MHP B	\$130,522	\$136,284	\$153,426	\$169,559	\$183,388
20% Income Level	MHP C	\$142,046	\$148,528	\$168,263	\$186,557	\$202,402
15% Income Level	MHP C	\$153,570	\$160,916	\$183,100	\$203,698	\$221,560

Multifamily Housing Program - 2012 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		\$127,228	\$131,694	\$145,090	\$157,478	\$168,138
35% Income Level		\$142,930	\$148,403	\$165,113	\$180,670	\$194,066
30% Income Level		\$158,487	\$165,113	\$185,135	\$203,718	\$219,851
25% Income Level	MHP B	\$174,044	\$181,678	\$205,158	\$226,909	\$245,635
20% Income Level	MHP B	\$189,601	\$198,388	\$225,181	\$249,957	\$271,420
15% Income Level	MHP C	\$205,158	\$215,097	\$245,203	\$273,148	\$297,204
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,732	\$104,469	\$112,248	\$119,738	\$125,932
35% Income Level	MHP A	\$110,951	\$114,264	\$124,203	\$133,422	\$141,201
30% Income Level	MHP B	\$120,170	\$124,203	\$136,015	\$147,107	\$156,470
25% Income Level	MHP C	\$129,389	\$133,999	\$147,827	\$160,791	\$171,739
20% Income Level	MHP C	\$138,608	\$143,938	\$159,639	\$174,476	\$187,008
15% Income Level	MHP C	\$147,827	\$153,733	\$171,451	\$188,160	\$202,277
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$127,228	\$131,694	\$145,090	\$157,478	\$168,138
35% Income Level		\$142,930	\$148,403	\$165,113	\$180,670	\$194,066
30% Income Level		\$158,487	\$165,113	\$185,135	\$203,718	\$219,851
25% Income Level	MHP B	\$174,044	\$181,678	\$205,158	\$226,909	\$245,635
20% Income Level	MHP B	\$189,601	\$198,388	\$225,181	\$249,957	\$271,420
15% Income Level	MHP C	\$205,158	\$215,097	\$245,203	\$273,148	\$297,204
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$127,228	\$131,694	\$145,090	\$157,478	\$168,138
35% Income Level		\$142,930	\$148,403	\$165,113	\$180,670	\$194,066
30% Income Level		\$158,487	\$165,113	\$185,135	\$203,718	\$219,851
25% Income Level	MHP B	\$174,044	\$181,678	\$205,158	\$226,909	\$245,635
20% Income Level	MHP B	\$189,601	\$198,388	\$225,181	\$249,957	\$271,420
15% Income Level	MHP C	\$205,158	\$215,097	\$245,203	\$273,148	\$297,204

Multifamily Housing Program - 2012 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		\$122,475	\$126,508	\$138,896	\$150,276	\$160,215
35% Income Level		\$136,880	\$141,921	\$157,478	\$171,739	\$184,127
30% Income Level	MHP A	\$151,284	\$157,334	\$175,916	\$193,058	\$207,895
25% Income Level	MHP B	\$165,689	\$172,747	\$194,354	\$214,377	\$231,663
20% Income Level	MHP B	\$179,950	\$188,160	\$212,793	\$235,696	\$255,431
15% Income Level	MHP C	\$194,354	\$203,574	\$231,375	\$257,015	\$279,342
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$107,206	\$110,231	\$119,306	\$127,805	\$135,007
35% Income Level	MHP A	\$117,865	\$121,611	\$132,990	\$143,506	\$152,581
30% Income Level	MHP B	\$128,381	\$132,990	\$146,531	\$159,207	\$170,155
25% Income Level	MHP B	\$139,040	\$144,226	\$160,215	\$174,908	\$187,584
20% Income Level	MHP C	\$149,556	\$155,606	\$173,756	\$190,609	\$205,158
15% Income Level	MHP C	\$160,071	\$166,985	\$187,296	\$206,310	\$222,732
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$110,951	\$114,264	\$124,059	\$133,278	\$141,201
35% Income Level	MHP A	\$122,475	\$126,652	\$138,896	\$150,420	\$160,359
30% Income Level	MHP B	\$133,999	\$138,896	\$153,733	\$167,418	\$179,374
25% Income Level	MHP B	\$145,522	\$151,284	\$168,426	\$184,559	\$198,388
20% Income Level	MHP C	\$157,046	\$163,528	\$183,263	\$201,557	\$217,402
15% Income Level	MHP C	\$168,570	\$175,916	\$198,100	\$218,698	\$236,560