Multifamily Housing Programs 2024 MTSP HERA Special Income Limits - Effective April 1, 2024

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 2024 MTSP HERA Special Income Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county and placed in service (PIS) prior to 1/1/09. A different set of Income Limits (2024 MTSP Regular Income Limits) are applicable to MTSPs located in within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county (HERA Special counties) and PIS on or after 1/1/09, and MTSPs located within all other counties.

VHHP restricts some units to Extremely Low Income households. Use 30% AMI income limits for these units.

MARIN		tricts some un	1	ely Low Incom			Il income limi	ts for these ur	nits.
100% Income Level \$156,700 \$179,100 \$201,500 \$223,800 \$224,800 \$259,700 \$275,600 \$255,500 \$100% Income Level \$194,020 \$107,460 \$120,900 \$134,280 \$145,080 \$155,820 \$165,600 \$177,300 \$5% Income Level \$76,350 \$89,550 \$100,750 \$119,000 \$132,900 \$142,835 \$152,880 \$1152,080 \$142,835 \$152,880 \$1152,080 \$120,000 \$120,000 \$120,000 \$142,755 \$100,750 \$100,750 \$100,750 \$100,750 \$100,750 \$100,800 \$142,835 \$122,095 \$120,000 \$142,835 \$122,000 \$142,835 \$122,095 \$120,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$142,835 \$122,000 \$14	County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
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65% Income Level \$88,056 \$810,825 \$122,090 \$122,090 \$122,090 \$122,880 \$162,080 \$162,080 \$162,080 \$162,080 \$162,080 \$162,080 \$162,080 \$162,080 \$122,090 \$122,080 \$182,080 \$122,097 45% Income Level \$56,860 \$71,640 \$80,600 \$80,600 \$80,620 \$80,620 \$80,620 \$118,080 \$111,040 \$112,297 40% Income Level \$56,845 \$82,6265 \$70,525 \$78,330 \$84,630 \$90,995 \$97,100 \$110,425 22% Income Level \$37,101 \$83,730 \$80,450 \$80,450 \$90,995 \$97,100 \$101,425 22% Income Level \$39,175 \$44,775 \$90,375 \$55,990 \$80,450 \$84,250 \$89,400 \$97,307 15% Income Level \$33,150 \$42,860 \$30,225 \$33,570 \$36,277 \$38,995 \$41,640 \$44,325 45% Income Level \$34,530 \$54,845 \$42,680 \$51,4200 \$12,230 \$12,230 \$13,400 <	60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
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60% Income Level	NEVADA								
55% Income Level \$43.815 \$49.830 \$56.045 \$62.260 \$97.265 \$72.270 \$77.220 \$82.225 \$75% Income Level \$35.685 \$45.300 \$55.9550 \$56.00 \$61.150 \$65.700 \$70.200 \$74.750 \$45.8150 \$45.8150 \$45.8150 \$74.750 \$70.200 \$74.750 \$45.8150 \$45.8150 \$45.8150 \$45.8150 \$75.8150 \$75.8150 \$74.750 \$70.200 \$70.200 \$74.750 \$70.200 \$7	100% Income Level	\$79,300	\$90,600	\$101,900	\$113,200	\$122,300	\$131,400	\$140,400	\$149,500
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45% Income Level	55% Income Level	\$43,615	\$49,830	\$56,045	\$62,260	\$67,265	\$72,270	\$77,220	\$82,225
45% Income Level	50% Income Level	\$39,650	\$45,300	\$50,950	\$56,600	\$61,150	\$65,700	\$70,200	\$74,750
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SAN FRANCISCO			· ·	·			· · · · · · · · · · · · · · · · · · ·		
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60% Income Level \$94,020 \$107,460 \$120,900 \$134,280 \$145,080 \$15,680 \$177,300 55% Income Level \$86,185 \$98,505 \$110,825 \$123,090 \$132,990 \$122,850 \$152,680 \$162,525 50% Income Level \$70,515 \$80,595 \$90,675 \$100,710 \$108,810 \$112,865 \$124,920 \$132,975 40% Income Level \$26,680 \$71,640 \$80,690 \$89,520 \$90,805 \$91,010 \$118,200 35% Income Level \$54,845 \$62,685 \$70,525 \$78,330 \$84,630 \$90,895 \$97,100 \$103,880 25% Income Level \$47,010 \$53,730 \$60,450 \$67,140 \$72,540 \$77,910 \$83,280 \$88,650 25% Income Level \$31,340 \$35,820 \$40,300 \$44,760 \$48,360 \$51,940 \$55,520 \$59,100 15% Income Level \$156,700 \$179,100 \$21,500 \$223,800 \$241,800 \$259,700 \$277,600 \$295,500 10% Income Level									
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15% Income Level \$23,505 \$26,865 \$30,225 \$33,570 \$36,270 \$38,955 \$41,640 \$44,325 SANTA CLARA 100% Income Level \$140,000 \$160,000 \$180,000 \$199,900 \$215,900 \$231,900 \$247,900 \$263,900 60% Income Level \$84,000 \$96,000 \$108,000 \$119,940 \$129,540 \$139,140 \$148,740 \$158,340 55% Income Level \$77,000 \$88,000 \$99,000 \$119,945 \$118,745 \$127,545 \$136,345 \$145,145 50% Income Level \$70,000 \$80,000 \$99,000 \$99,950 \$107,950 \$115,950 \$123,950 \$131,950 45% Income Level \$63,000 \$72,000 \$89,955 \$97,155 \$104,355 \$111,555 \$118,755 40% Income Level \$56,000 \$64,000 \$72,000 \$79,960 \$86,360 \$92,760 \$99,160 \$105,560 35% Income Level \$49,000 \$56,000 \$63,000 \$59,970 \$64,770 \$69,570 \$74,370 \$79,170 <td>25% Income Level</td> <td>\$39,175</td> <td>\$44,775</td> <td>\$50,375</td> <td>\$55,950</td> <td>\$60,450</td> <td>\$64,925</td> <td>\$69,400</td> <td>\$73,875</td>	25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
15% Income Level \$23,505 \$26,865 \$30,225 \$33,570 \$36,270 \$38,955 \$41,640 \$44,325 SANTA CLARA 100% Income Level \$140,000 \$160,000 \$180,000 \$199,900 \$215,900 \$231,900 \$247,900 \$263,900 60% Income Level \$84,000 \$96,000 \$108,000 \$119,940 \$129,540 \$139,140 \$148,740 \$158,340 55% Income Level \$77,000 \$88,000 \$99,000 \$119,945 \$118,745 \$127,545 \$136,345 \$145,145 50% Income Level \$70,000 \$80,000 \$99,000 \$99,950 \$107,950 \$115,950 \$123,950 \$131,950 45% Income Level \$63,000 \$72,000 \$89,955 \$97,155 \$104,355 \$111,555 \$118,755 40% Income Level \$56,000 \$64,000 \$72,000 \$79,960 \$86,360 \$92,760 \$99,160 \$105,560 35% Income Level \$49,000 \$56,000 \$63,000 \$59,970 \$64,770 \$69,570 \$74,370 \$79,170 <td>20% Income Level</td> <td>\$31,340</td> <td>\$35,820</td> <td>\$40,300</td> <td>\$44,760</td> <td>\$48,360</td> <td>\$51,940</td> <td>\$55,520</td> <td>\$59,100</td>	20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
SANTA CLARA 100% Income Level \$140,000 \$160,000 \$180,000 \$199,900 \$215,900 \$231,900 \$247,900 \$263,900 60% Income Level \$84,000 \$96,000 \$108,000 \$119,940 \$129,540 \$139,140 \$148,740 \$158,340 55% Income Level \$77,000 \$88,000 \$99,000 \$109,945 \$118,745 \$127,545 \$136,345 \$145,145 50% Income Level \$70,000 \$80,000 \$90,000 \$99,950 \$107,950 \$115,950 \$123,950 \$131,950 45% Income Level \$63,000 \$72,000 \$81,000 \$89,955 \$97,155 \$104,355 \$111,555 \$118,755 40% Income Level \$56,000 \$64,000 \$72,000 \$79,960 \$86,360 \$92,760 \$99,160 \$105,560 35% Income Level \$49,000 \$56,000 \$63,000 \$69,965 \$75,565 \$81,165 \$86,765 \$92,365 30% Income Level \$42,000 \$48,000 \$54,000 \$59,970 \$64,770 \$69,570 \$74,370 <td></td> <td></td> <td>· ·</td> <td></td> <td></td> <td>· ·</td> <td>· · · · · · · · · · · · · · · · · · ·</td> <td></td> <td>· ·</td>			· ·			· ·	· · · · · · · · · · · · · · · · · · ·		· ·
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55% Income Level \$77,000 \$88,000 \$99,000 \$109,945 \$118,745 \$127,545 \$136,345 \$145,145 50% Income Level \$70,000 \$80,000 \$90,000 \$99,950 \$107,950 \$115,950 \$123,950 \$131,950 45% Income Level \$63,000 \$72,000 \$81,000 \$89,955 \$97,155 \$104,355 \$111,555 \$118,755 40% Income Level \$56,000 \$64,000 \$72,000 \$79,960 \$86,360 \$92,760 \$99,160 \$105,560 35% Income Level \$49,000 \$56,000 \$63,000 \$69,965 \$75,565 \$81,165 \$86,765 \$92,365 30% Income Level \$42,000 \$48,000 \$54,000 \$59,970 \$64,770 \$69,570 \$74,370 \$79,170 25% Income Level \$35,000 \$40,000 \$45,000 \$49,975 \$53,975 \$57,975 \$61,975 \$65,975 20% Income Level \$28,000 \$32,000 \$36,000 \$39,980 \$43,180 \$46,380 \$49,580 \$52,780 <td></td> <td>· ·</td> <td>· ·</td> <td>·</td> <td>· ·</td> <td>· ·</td> <td>· ·</td> <td></td> <td>· ·</td>		· ·	· ·	·	· ·	· ·	· ·		· ·
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		· ·	· ·	· ·	· ·	· ·			· ·
15% Income Level \$21,000 \$24,000 \$27,000 \$29,985 \$32,385 \$34,785 \$37,185 \$39,585	20% Income Level	· ·	· ·	· ·	· ·	· ·			· ·
	15% Income Level	\$21,000	\$24,000	\$27,000	\$29,985	\$32,385	\$34,785	\$37,185	\$39,585

Multifamily Housing Programs 2024 MTSP HERA Special Rent Limits, gross rent including utility allowance Effective April 1, 2024

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 2024 MTSP HERA Special Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county and placed in service (PIS) prior to 1/1/09. A different set of Rent Limits (2024 MTSP Regular Rent Limits) are applicable to MTSPs located in these five counties (HERA Special counties) and PIS on or after 1/1/09, and MTSPs located within all other counties.

VHHP restricts some units to Extremely Low Income households. Use 30% AMI rent limits for these units.

County	ome units to Extrem	1 BR	2 BR	3 BR	4 BR
MARIN	Lincicity	1 DIX	ZDI	O DIX	T DIX
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570
50% Income Level	\$1,958	\$2,098	\$2,770	\$2,910	\$3,246
45% Income Level	\$1,762	\$1,888	\$2,316	\$2,619	\$2,921
40% Income Level	\$1,762	\$1,679	\$2,200	\$2,328	\$2,597
35% Income Level	\$1,371			\$2,037	\$2,397
30% Income Level		\$1,469	\$1,763 \$1,511	<u> </u>	
	\$1,175	\$1,259 \$1,040		\$1,746	\$1,947
25% Income Level	\$979	\$1,049	\$1,259	\$1,455	\$1,623
20% Income Level	\$783	\$839	\$1,007	\$1,164	\$1,298
15% Income Level	\$587	\$629	\$755	\$873	\$973
NEVADA	* 4.000	***	00.540	#0.040	***
100% Income Level	\$1,982	\$2,122	\$2,546	\$2,942	\$3,284
60% Income Level	\$1,189	\$1,274	\$1,528	\$1,766	\$1,971
55% Income Level	\$1,090	\$1,168	\$1,401	\$1,619	\$1,806
50% Income Level	\$991	\$1,061	\$1,273	\$1,471	\$1,642
45% Income Level	\$892	\$955	\$1,146	\$1,324	\$1,478
40% Income Level	\$793	\$849	\$1,019	\$1,177	\$1,314
35% Income Level	\$693	\$743	\$891	\$1,030	\$1,149
30% Income Level	\$594	\$637	\$764	\$883	\$985
25% Income Level	\$495	\$530	\$636	\$735	\$821
20% Income Level	\$396	\$424	\$509	\$588	\$657
15% Income Level	\$297	\$318	\$382	\$441	\$492
SAN FRANCISCO					
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570
50% Income Level	\$1,958	\$2,098	\$2,518	\$2,910	\$3,246
45% Income Level	\$1,762	\$1,888	\$2,266	\$2,619	\$2,921
40% Income Level	\$1,567	\$1,679	\$2,015	\$2,328	\$2,597
35% Income Level	\$1,371	\$1,469	\$1,763	\$2,037	\$2,272
30% Income Level	\$1,175	\$1,259	\$1,511	\$1,746	\$1,947
25% Income Level	\$979	\$1,049	\$1,259	\$1,455	\$1,623
20% Income Level	\$783	\$839	\$1,007	\$1,164	\$1,298
15% Income Level	\$587	\$629	\$755	\$873	\$973
SAN MATEO	7001	7	T 1 2 2	75.5	70.0
100% Income Level	\$3,916	\$4,196	\$5,036	\$5,820	\$6,492
60% Income Level	\$2,350	\$2,518	\$3,022	\$3,492	\$3,895
55% Income Level	\$2,154	\$2,308	\$2,770	\$3,201	\$3,570
50% Income Level	\$1,958	\$2,098	\$2,518	\$2,910	\$3,246
45% Income Level	\$1,762	\$1,888	\$2,266	\$2,619	\$2,921
40% Income Level	\$1,567	\$1,679	\$2,015	\$2,328	\$2,597
35% Income Level	\$1,371	\$1,469	\$1,763	\$2,037	\$2,272
30% Income Level	\$1,175	\$1,259	\$1,703	\$1,746	\$1,947
25% Income Level	\$979	\$1,049	\$1,259	\$1,455	\$1,623
20% Income Level	\$783	\$839	\$1,259	\$1,164	\$1,023
15% Income Level	\$587	 \$629	\$755	\$873	\$973
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SANTA CLARA 100% Income Level	¢2 500	¢ 2 750	¢4 500	¢5 106	¢ £ 706
• •	\$3,500 \$3,100	\$3,750	\$4,500 \$2,700	\$5,196	\$5,796
60% Income Level	\$2,100	\$2,250	\$2,700	\$3,118	\$3,478
55% Income Level	\$1,925 \$4,750	\$2,062	\$2,475	\$2,858	\$3,188
50% Income Level	\$1,750	\$1,875	\$2,250	\$2,598	\$2,898
45% Income Level	\$1,575	\$1,687	\$2,025	\$2,338	\$2,608
40% Income Level	\$1,400	\$1,500	\$1,800	\$2,079	\$2,319
35% Income Level	\$1,225	\$1,312	\$1,575	\$1,819	\$2,029
30% Income Level	\$1,050	\$1,125	\$1,350	\$1,559	\$1,739
25% Income Level	\$875	\$937	\$1,125	\$1,299	\$1,449
20% Income Level	\$700	\$750	\$900	\$1,039	\$1,159
15% Income Level	\$525	\$562	\$675	\$779	\$869