

**Multifamily Housing Programs
2023 MTSP HERA Special Income Limits - Effective May 15, 2023**

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 2023 MTSP HERA Special Income Limits apply to MTSPs located in within Marin, Nevada, San Francisco, San Mateo, Santa Clara or Sonoma county and placed in service (PIS) prior to 1/1/09. A different set of Income Limits (2023 MTSP Regular Income Limits) are applicable to MTSPs located in within Marin, Nevada, San Francisco, San Mateo, Santa Clara or Sonoma 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.

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MARIN								
100% Income Level	\$147,000	\$168,000	\$189,000	\$209,900	\$226,700	\$243,500	\$260,300	\$277,100
60% Income Level	\$88,200	\$100,800	\$113,400	\$125,940	\$136,020	\$146,100	\$156,180	\$166,260
55% Income Level	\$80,850	\$92,400	\$103,950	\$115,445	\$124,685	\$133,925	\$143,165	\$152,405
50% Income Level	\$73,500	\$84,000	\$94,500	\$104,950	\$113,350	\$121,750	\$130,150	\$138,550
45% Income Level	\$66,150	\$75,600	\$85,050	\$94,455	\$102,015	\$109,575	\$117,135	\$124,695
40% Income Level	\$58,800	\$67,200	\$75,600	\$83,960	\$90,680	\$97,400	\$104,120	\$110,840
35% Income Level	\$51,450	\$58,800	\$66,150	\$73,465	\$79,345	\$85,225	\$91,105	\$96,985
30% Income Level	\$44,100	\$50,400	\$56,700	\$62,970	\$68,010	\$73,050	\$78,090	\$83,130
25% Income Level	\$36,750	\$42,000	\$47,250	\$52,475	\$56,675	\$60,875	\$65,075	\$69,275
20% Income Level	\$29,400	\$33,600	\$37,800	\$41,980	\$45,340	\$48,700	\$52,060	\$55,420
15% Income Level	\$22,050	\$25,200	\$28,350	\$31,485	\$34,005	\$36,525	\$39,045	\$41,565
NEVADA								
100% Income Level	\$79,300	\$90,600	\$101,900	\$113,200	\$122,300	\$131,400	\$140,400	\$149,500
60% Income Level	\$47,580	\$54,360	\$61,140	\$67,920	\$73,380	\$78,840	\$84,240	\$89,700
55% Income Level	\$43,615	\$49,830	\$56,045	\$62,260	\$67,265	\$72,270	\$77,220	\$82,225
50% Income Level	\$39,650	\$45,300	\$50,950	\$56,600	\$61,150	\$65,700	\$70,200	\$74,750
45% Income Level	\$35,685	\$40,770	\$45,855	\$50,940	\$55,035	\$59,130	\$63,180	\$67,275
40% Income Level	\$31,720	\$36,240	\$40,760	\$45,280	\$48,920	\$52,560	\$56,160	\$59,800
35% Income Level	\$27,755	\$31,710	\$35,665	\$39,620	\$42,805	\$45,990	\$49,140	\$52,325
30% Income Level	\$23,790	\$27,180	\$30,570	\$33,960	\$36,690	\$39,420	\$42,120	\$44,850
25% Income Level	\$19,825	\$22,650	\$25,475	\$28,300	\$30,575	\$32,850	\$35,100	\$37,375
20% Income Level	\$15,860	\$18,120	\$20,380	\$22,640	\$24,460	\$26,280	\$28,080	\$29,900
15% Income Level	\$11,895	\$13,590	\$15,285	\$16,980	\$18,345	\$19,710	\$21,060	\$22,425
SAN FRANCISCO								
100% Income Level	\$147,000	\$168,000	\$189,000	\$209,900	\$226,700	\$243,500	\$260,300	\$277,100
60% Income Level	\$88,200	\$100,800	\$113,400	\$125,940	\$136,020	\$146,100	\$156,180	\$166,260
55% Income Level	\$80,850	\$92,400	\$103,950	\$115,445	\$124,685	\$133,925	\$143,165	\$152,405
50% Income Level	\$73,500	\$84,000	\$94,500	\$104,950	\$113,350	\$121,750	\$130,150	\$138,550
45% Income Level	\$66,150	\$75,600	\$85,050	\$94,455	\$102,015	\$109,575	\$117,135	\$124,695
40% Income Level	\$58,800	\$67,200	\$75,600	\$83,960	\$90,680	\$97,400	\$104,120	\$110,840
35% Income Level	\$51,450	\$58,800	\$66,150	\$73,465	\$79,345	\$85,225	\$91,105	\$96,985
30% Income Level	\$44,100	\$50,400	\$56,700	\$62,970	\$68,010	\$73,050	\$78,090	\$83,130
25% Income Level	\$36,750	\$42,000	\$47,250	\$52,475	\$56,675	\$60,875	\$65,075	\$69,275
20% Income Level	\$29,400	\$33,600	\$37,800	\$41,980	\$45,340	\$48,700	\$52,060	\$55,420
15% Income Level	\$22,050	\$25,200	\$28,350	\$31,485	\$34,005	\$36,525	\$39,045	\$41,565
SAN MATEO								
100% Income Level	\$147,000	\$168,000	\$189,000	\$209,900	\$226,700	\$243,500	\$260,300	\$277,100
60% Income Level	\$88,200	\$100,800	\$113,400	\$125,940	\$136,020	\$146,100	\$156,180	\$166,260
55% Income Level	\$80,850	\$92,400	\$103,950	\$115,445	\$124,685	\$133,925	\$143,165	\$152,405
50% Income Level	\$73,500	\$84,000	\$94,500	\$104,950	\$113,350	\$121,750	\$130,150	\$138,550
45% Income Level	\$66,150	\$75,600	\$85,050	\$94,455	\$102,015	\$109,575	\$117,135	\$124,695
40% Income Level	\$58,800	\$67,200	\$75,600	\$83,960	\$90,680	\$97,400	\$104,120	\$110,840
35% Income Level	\$51,450	\$58,800	\$66,150	\$73,465	\$79,345	\$85,225	\$91,105	\$96,985
30% Income Level	\$44,100	\$50,400	\$56,700	\$62,970	\$68,010	\$73,050	\$78,090	\$83,130
25% Income Level	\$36,750	\$42,000	\$47,250	\$52,475	\$56,675	\$60,875	\$65,075	\$69,275
20% Income Level	\$29,400	\$33,600	\$37,800	\$41,980	\$45,340	\$48,700	\$52,060	\$55,420
15% Income Level	\$22,050	\$25,200	\$28,350	\$31,485	\$34,005	\$36,525	\$39,045	\$41,565
SANTA CLARA								
100% Income Level	\$137,700	\$157,400	\$177,100	\$196,700	\$212,500	\$228,200	\$244,000	\$259,700
60% Income Level	\$82,620	\$94,440	\$106,260	\$118,020	\$127,500	\$136,920	\$146,400	\$155,820
55% Income Level	\$75,735	\$86,570	\$97,405	\$108,185	\$116,875	\$125,510	\$134,200	\$142,835
50% Income Level	\$68,850	\$78,700	\$88,550	\$98,350	\$106,250	\$114,100	\$122,000	\$129,850
45% Income Level	\$61,965	\$70,830	\$79,695	\$88,515	\$95,625	\$102,690	\$109,800	\$116,865
40% Income Level	\$55,080	\$62,960	\$70,840	\$78,680	\$85,000	\$91,280	\$97,600	\$103,880
35% Income Level	\$48,195	\$55,090	\$61,985	\$68,845	\$74,375	\$79,870	\$85,400	\$90,895
30% Income Level	\$41,310	\$47,220	\$53,130	\$59,010	\$63,750	\$68,460	\$73,200	\$77,910
25% Income Level	\$34,425	\$39,350	\$44,275	\$49,175	\$53,125	\$57,050	\$61,000	\$64,925
20% Income Level	\$27,540	\$31,480	\$35,420	\$39,340	\$42,500	\$45,640	\$48,800	\$51,940
15% Income Level	\$20,655	\$23,610	\$26,565	\$29,505	\$31,875	\$34,230	\$36,600	\$38,955

Multifamily Housing Programs
2023 MTSP HERA Special Income Limits - Effective May 15, 2023

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County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SONOMA								
100% Income Level	\$89,700	\$102,500	\$115,300	\$128,100	\$138,400	\$148,600	\$158,900	\$169,100
60% Income Level	\$53,820	\$61,500	\$69,180	\$76,860	\$83,040	\$89,160	\$95,340	\$101,460
55% Income Level	\$49,335	\$56,375	\$63,415	\$70,455	\$76,120	\$81,730	\$87,395	\$93,005
50% Income Level	\$44,850	\$51,250	\$57,650	\$64,050	\$69,200	\$74,300	\$79,450	\$84,550
45% Income Level	\$40,365	\$46,125	\$51,885	\$57,645	\$62,280	\$66,870	\$71,505	\$76,095
40% Income Level	\$35,880	\$41,000	\$46,120	\$51,240	\$55,360	\$59,440	\$63,560	\$67,640
35% Income Level	\$31,395	\$35,875	\$40,355	\$44,835	\$48,440	\$52,010	\$55,615	\$59,185
30% Income Level	\$26,910	\$30,750	\$34,590	\$38,430	\$41,520	\$44,580	\$47,670	\$50,730
25% Income Level	\$22,425	\$25,625	\$28,825	\$32,025	\$34,600	\$37,150	\$39,725	\$42,275
20% Income Level	\$17,940	\$20,500	\$23,060	\$25,620	\$27,680	\$29,720	\$31,780	\$33,820
15% Income Level	\$13,455	\$15,375	\$17,295	\$19,215	\$20,760	\$22,290	\$23,835	\$25,365

Multifamily Housing Programs
2023 MTSP HERA Special Rent Limits, gross rent including utility allowance
Effective May 15, 2023

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

County	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN					
100% Income Level	\$3,674	\$3,936	\$4,724	\$5,456	\$6,086
60% Income Level	\$2,205	\$2,362	\$2,835	\$3,274	\$3,652
55% Income Level	\$2,021	\$2,165	\$2,598	\$3,001	\$3,348
50% Income Level	\$1,837	\$1,968	\$2,362	\$2,728	\$3,043
45% Income Level	\$1,653	\$1,771	\$2,126	\$2,455	\$2,739
40% Income Level	\$1,470	\$1,575	\$1,890	\$2,183	\$2,435
35% Income Level	\$1,286	\$1,378	\$1,653	\$1,910	\$2,130
30% Income Level	\$1,102	\$1,181	\$1,417	\$1,637	\$1,826
25% Income Level	\$918	\$984	\$1,181	\$1,364	\$1,521
20% Income Level	\$735	\$787	\$945	\$1,091	\$1,217
15% Income Level	\$551	\$590	\$708	\$818	\$913
NEVADA					
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	\$3,674	\$3,936	\$4,724	\$5,456	\$6,086
60% Income Level	\$2,205	\$2,362	\$2,835	\$3,274	\$3,652
55% Income Level	\$2,021	\$2,165	\$2,598	\$3,001	\$3,348
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35% Income Level	\$1,286	\$1,378	\$1,653	\$1,910	\$2,130
30% Income Level	\$1,102	\$1,181	\$1,417	\$1,637	\$1,826
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SAN MATEO					
100% Income Level	\$3,674	\$3,936	\$4,724	\$5,456	\$6,086
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55% Income Level	\$2,021	\$2,165	\$2,598	\$3,001	\$3,348
50% Income Level	\$1,837	\$1,968	\$2,362	\$2,728	\$3,043
45% Income Level	\$1,653	\$1,771	\$2,126	\$2,455	\$2,739
40% Income Level	\$1,470	\$1,575	\$1,890	\$2,183	\$2,435
35% Income Level	\$1,286	\$1,378	\$1,653	\$1,910	\$2,130
30% Income Level	\$1,102	\$1,181	\$1,417	\$1,637	\$1,826
25% Income Level	\$918	\$984	\$1,181	\$1,364	\$1,521
20% Income Level	\$735	\$787	\$945	\$1,091	\$1,217
15% Income Level	\$551	\$590	\$708	\$818	\$913
SANTA CLARA					
100% Income Level	\$3,442	\$3,688	\$4,426	\$5,114	\$5,704
60% Income Level	\$2,065	\$2,213	\$2,656	\$3,069	\$3,423
55% Income Level	\$1,893	\$2,028	\$2,435	\$2,813	\$3,137
50% Income Level	\$1,721	\$1,844	\$2,213	\$2,557	\$2,852
45% Income Level	\$1,549	\$1,659	\$1,992	\$2,301	\$2,567
40% Income Level	\$1,377	\$1,475	\$1,771	\$2,046	\$2,282
35% Income Level	\$1,204	\$1,291	\$1,549	\$1,790	\$1,996
30% Income Level	\$1,032	\$1,106	\$1,328	\$1,534	\$1,711
25% Income Level	\$860	\$922	\$1,106	\$1,278	\$1,426
20% Income Level	\$688	\$737	\$885	\$1,023	\$1,141
15% Income Level	\$516	\$553	\$664	\$767	\$855

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County	Efficiency	1 BR	2 BR	3 BR	4 BR
SONOMA					
100% Income Level	\$2,242	\$2,402	\$2,882	\$3,330	\$3,714
60% Income Level	\$1,345	\$1,441	\$1,729	\$1,998	\$2,229
55% Income Level	\$1,233	\$1,321	\$1,585	\$1,832	\$2,043
50% Income Level	\$1,121	\$1,201	\$1,441	\$1,665	\$1,857
45% Income Level	\$1,009	\$1,081	\$1,297	\$1,499	\$1,671
40% Income Level	\$897	\$961	\$1,153	\$1,332	\$1,486
35% Income Level	\$784	\$840	\$1,008	\$1,165	\$1,300
30% Income Level	\$672	\$720	\$864	\$999	\$1,114
25% Income Level	\$560	\$600	\$720	\$832	\$928
20% Income Level	\$448	\$480	\$576	\$666	\$743
15% Income Level	\$336	\$360	\$432	\$499	\$557