

Multifamily Housing Programs
2025 MTSP HERA Special Income Limits - Effective April 1, 2025

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 2025 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 (2025 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.

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MARIN								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
40% Income Level	\$62,680	\$71,640	\$80,600	\$89,520	\$96,720	\$103,880	\$111,040	\$118,200
35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
30% Income Level	\$47,010	\$53,730	\$60,450	\$67,140	\$72,540	\$77,910	\$83,280	\$88,650
25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
NEVADA								
100% Income Level	\$87,800	\$100,400	\$112,900	\$125,400	\$135,500	\$145,500	\$155,500	\$165,600
60% Income Level	\$52,680	\$60,240	\$67,740	\$75,240	\$81,300	\$87,300	\$93,300	\$99,360
55% Income Level	\$48,290	\$55,220	\$62,095	\$68,970	\$74,525	\$80,025	\$85,525	\$91,080
50% Income Level	\$43,900	\$50,200	\$56,450	\$62,700	\$67,750	\$72,750	\$77,750	\$82,800
45% Income Level	\$39,510	\$45,180	\$50,805	\$56,430	\$60,975	\$65,475	\$69,975	\$74,520
40% Income Level	\$35,120	\$40,160	\$45,160	\$50,160	\$54,200	\$58,200	\$62,200	\$66,240
35% Income Level	\$30,730	\$35,140	\$39,515	\$43,890	\$47,425	\$50,925	\$54,425	\$57,960
30% Income Level	\$26,340	\$30,120	\$33,870	\$37,620	\$40,650	\$43,650	\$46,650	\$49,680
25% Income Level	\$21,950	\$25,100	\$28,225	\$31,350	\$33,875	\$36,375	\$38,875	\$41,400
20% Income Level	\$17,560	\$20,080	\$22,580	\$25,080	\$27,100	\$29,100	\$31,100	\$33,120
15% Income Level	\$13,170	\$15,060	\$16,935	\$18,810	\$20,325	\$21,825	\$23,325	\$24,840
SAN FRANCISCO								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
40% Income Level	\$62,680	\$71,640	\$80,600	\$89,520	\$96,720	\$103,880	\$111,040	\$118,200
35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
30% Income Level	\$47,010	\$53,730	\$60,450	\$67,140	\$72,540	\$77,910	\$83,280	\$88,650
25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
SAN MATEO								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
40% Income Level	\$62,680	\$71,640	\$80,600	\$89,520	\$96,720	\$103,880	\$111,040	\$118,200
35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
30% Income Level	\$47,010	\$53,730	\$60,450	\$67,140	\$72,540	\$77,910	\$83,280	\$88,650
25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
SANTA CLARA								
100% Income Level	\$148,300	\$169,500	\$190,700	\$211,800	\$228,800	\$245,700	\$262,700	\$279,600
60% Income Level	\$88,980	\$101,700	\$114,420	\$127,080	\$137,280	\$147,420	\$157,620	\$167,760
55% Income Level	\$81,565	\$93,225	\$104,885	\$116,490	\$125,840	\$135,135	\$144,485	\$153,780
50% Income Level	\$74,150	\$84,750	\$95,350	\$105,900	\$114,400	\$122,850	\$131,350	\$139,800
45% Income Level	\$66,735	\$76,275	\$85,815	\$95,310	\$102,960	\$110,565	\$118,215	\$125,820
40% Income Level	\$59,320	\$67,800	\$76,280	\$84,720	\$91,520	\$98,280	\$105,080	\$111,840
35% Income Level	\$51,905	\$59,325	\$66,745	\$74,130	\$80,080	\$85,995	\$91,945	\$97,860
30% Income Level	\$44,490	\$50,850	\$57,210	\$63,540	\$68,640	\$73,710	\$78,810	\$83,880
25% Income Level	\$37,075	\$42,375	\$47,675	\$52,950	\$57,200	\$61,425	\$65,675	\$69,900
20% Income Level	\$29,660	\$33,900	\$38,140	\$42,360	\$45,760	\$49,140	\$52,540	\$55,920
15% Income Level	\$22,245	\$25,425	\$28,605	\$31,770	\$34,320	\$36,855	\$39,405	\$41,940

Multifamily Housing Programs
2025 MTSP HERA Special Rent Limits, gross rent including utility allowance
Effective April 1, 2025

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 2025 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 (2025 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	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN					
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
NEVADA					
100% Income Level	\$2,194	\$2,352	\$2,822	\$3,260	\$3,636
60% Income Level	\$1,317	\$1,411	\$1,693	\$1,956	\$2,182
55% Income Level	\$1,207	\$1,293	\$1,552	\$1,793	\$2,000
50% Income Level	\$1,097	\$1,176	\$1,411	\$1,630	\$1,818
45% Income Level	\$987	\$1,058	\$1,270	\$1,467	\$1,636
40% Income Level	\$878	\$941	\$1,129	\$1,304	\$1,455
35% Income Level	\$768	\$823	\$987	\$1,141	\$1,273
30% Income Level	\$658	\$705	\$846	\$978	\$1,091
25% Income Level	\$548	\$588	\$705	\$815	\$909
20% Income Level	\$439	\$470	\$564	\$652	\$727
15% Income Level	\$329	\$352	\$423	\$489	\$545
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					
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
SANTA CLARA					
100% Income Level	\$3,706	\$3,972	\$4,766	\$5,506	\$6,142
60% Income Level	\$2,224	\$2,383	\$2,860	\$3,304	\$3,685
55% Income Level	\$2,039	\$2,184	\$2,622	\$3,029	\$3,378
50% Income Level	\$1,853	\$1,986	\$2,383	\$2,753	\$3,071
45% Income Level	\$1,668	\$1,787	\$2,145	\$2,478	\$2,764
40% Income Level	\$1,483	\$1,589	\$1,907	\$2,203	\$2,457
35% Income Level	\$1,297	\$1,390	\$1,668	\$1,927	\$2,149
30% Income Level	\$1,112	\$1,191	\$1,430	\$1,652	\$1,842
25% Income Level	\$926	\$993	\$1,191	\$1,376	\$1,535
20% Income Level	\$741	\$794	\$953	\$1,101	\$1,228
15% Income Level	\$556	\$595	\$715	\$826	\$921