

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>ALAMEDA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2011, 2014, 2010, 2009, 2013</b>							
100% AMI	\$118,800	\$135,800	\$152,800	\$169,700	\$183,300	\$196,900	\$210,500	\$224,100
80% AMI	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280
75% AMI	\$89,100	\$101,850	\$114,600	\$127,275	\$137,475	\$147,675	\$157,875	\$168,075
70% AMI	\$83,160	\$95,060	\$106,960	\$118,790	\$128,310	\$137,830	\$147,350	\$156,870
65% AMI	\$77,220	\$88,270	\$99,320	\$110,305	\$119,145	\$127,985	\$136,825	\$145,665
60% AMI	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460
55% AMI	\$65,340	\$74,690	\$84,040	\$93,335	\$100,815	\$108,295	\$115,775	\$123,255
50% AMI	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
45% AMI	\$53,460	\$61,110	\$68,760	\$76,365	\$82,485	\$88,605	\$94,725	\$100,845
40% AMI	\$47,520	\$54,320	\$61,120	\$67,880	\$73,320	\$78,760	\$84,200	\$89,640
35% AMI	\$41,580	\$47,530	\$53,480	\$59,395	\$64,155	\$68,915	\$73,675	\$78,435
30% AMI	\$35,640	\$40,740	\$45,840	\$50,910	\$54,990	\$59,070	\$63,150	\$67,230
25% AMI	\$29,700	\$33,950	\$38,200	\$42,425	\$45,825	\$49,225	\$52,625	\$56,025
20% AMI	\$23,760	\$27,160	\$30,560	\$33,940	\$36,660	\$39,380	\$42,100	\$44,820
15% AMI	\$17,820	\$20,370	\$22,920	\$25,455	\$27,495	\$29,535	\$31,575	\$33,615
<b>ALPINE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2015, 2020, 2016, 2014, 2021, 2019, 2017, 2018, 2013, 2012, 2011, 2009, 2010</b>							
100% AMI	\$87,400	\$99,900	\$112,400	\$124,800	\$134,800	\$144,800	\$154,800	\$164,800
80% AMI	\$69,920	\$79,920	\$89,920	\$99,840	\$107,840	\$115,840	\$123,840	\$131,840
75% AMI	\$65,550	\$74,925	\$84,300	\$93,600	\$101,100	\$108,600	\$116,100	\$123,600
70% AMI	\$61,180	\$69,930	\$78,680	\$87,360	\$94,360	\$101,360	\$108,360	\$115,360
65% AMI	\$56,810	\$64,935	\$73,060	\$81,120	\$87,620	\$94,120	\$100,620	\$107,120
60% AMI	\$52,440	\$59,940	\$67,440	\$74,880	\$80,880	\$86,880	\$92,880	\$98,880
55% AMI	\$48,070	\$54,945	\$61,820	\$68,640	\$74,140	\$79,640	\$85,140	\$90,640
50% AMI	\$43,700	\$49,950	\$56,200	\$62,400	\$67,400	\$72,400	\$77,400	\$82,400
45% AMI	\$39,330	\$44,955	\$50,580	\$56,160	\$60,660	\$65,160	\$69,660	\$74,160
40% AMI	\$34,960	\$39,960	\$44,960	\$49,920	\$53,920	\$57,920	\$61,920	\$65,920
35% AMI	\$30,590	\$34,965	\$39,340	\$43,680	\$47,180	\$50,680	\$54,180	\$57,680
30% AMI	\$26,220	\$29,970	\$33,720	\$37,440	\$40,440	\$43,440	\$46,440	\$49,440
25% AMI	\$21,850	\$24,975	\$28,100	\$31,200	\$33,700	\$36,200	\$38,700	\$41,200
20% AMI	\$17,480	\$19,980	\$22,480	\$24,960	\$26,960	\$28,960	\$30,960	\$32,960
15% AMI	\$13,110	\$14,985	\$16,860	\$18,720	\$20,220	\$21,720	\$23,220	\$24,720
<b>AMADOR</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2018, 2019, 2014, 2017, 2016, 2013, 2015, 2009, 2010, 2012, 2011</b>							
100% AMI	\$77,400	\$88,400	\$99,500	\$110,500	\$119,400	\$128,200	\$137,100	\$145,900
80% AMI	\$61,920	\$70,720	\$79,600	\$88,400	\$95,520	\$102,560	\$109,680	\$116,720
75% AMI	\$58,050	\$66,300	\$74,625	\$82,875	\$89,550	\$96,150	\$102,825	\$109,425
70% AMI	\$54,180	\$61,880	\$69,650	\$77,350	\$83,580	\$89,740	\$95,970	\$102,130
65% AMI	\$50,310	\$57,460	\$64,675	\$71,825	\$77,610	\$83,330	\$89,115	\$94,835
60% AMI	\$46,440	\$53,040	\$59,700	\$66,300	\$71,640	\$76,920	\$82,260	\$87,540
55% AMI	\$42,570	\$48,620	\$54,725	\$60,775	\$65,670	\$70,510	\$75,405	\$80,245
50% AMI	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700	\$64,100	\$68,550	\$72,950
45% AMI	\$34,830	\$39,780	\$44,775	\$49,725	\$53,730	\$57,690	\$61,695	\$65,655
40% AMI	\$30,960	\$35,360	\$39,800	\$44,200	\$47,760	\$51,280	\$54,840	\$58,360
35% AMI	\$27,090	\$30,940	\$34,825	\$38,675	\$41,790	\$44,870	\$47,985	\$51,065
30% AMI	\$23,220	\$26,520	\$29,850	\$33,150	\$35,820	\$38,460	\$41,130	\$43,770
25% AMI	\$19,350	\$22,100	\$24,875	\$27,625	\$29,850	\$32,050	\$34,275	\$36,475
20% AMI	\$15,480	\$17,680	\$19,900	\$22,100	\$23,880	\$25,640	\$27,420	\$29,180
15% AMI	\$11,610	\$13,260	\$14,925	\$16,575	\$17,910	\$19,230	\$20,565	\$21,885

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### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>BUTTE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2011, 2013, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>CALAVERAS</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2023, 2024, 2022, 2021, 2020, 2019, 2018, 2016, 2015, 2014, 2013, 2012, 2017, 2011, 2010, 2009</b>							
100% AMI	\$71,900	\$82,100	\$92,400	\$102,600	\$110,900	\$119,100	\$127,300	\$135,500
80% AMI	\$57,520	\$65,680	\$73,920	\$82,080	\$88,720	\$95,280	\$101,840	\$108,400
75% AMI	\$53,925	\$61,575	\$69,300	\$76,950	\$83,175	\$89,325	\$95,475	\$101,625
70% AMI	\$50,330	\$57,470	\$64,680	\$71,820	\$77,630	\$83,370	\$89,110	\$94,850
65% AMI	\$46,735	\$53,365	\$60,060	\$66,690	\$72,085	\$77,415	\$82,745	\$88,075
60% AMI	\$43,140	\$49,260	\$55,440	\$61,560	\$66,540	\$71,460	\$76,380	\$81,300
55% AMI	\$39,545	\$45,155	\$50,820	\$56,430	\$60,995	\$65,505	\$70,015	\$74,525
50% AMI	\$35,950	\$41,050	\$46,200	\$51,300	\$55,450	\$59,550	\$63,650	\$67,750
45% AMI	\$32,355	\$36,945	\$41,580	\$46,170	\$49,905	\$53,595	\$57,285	\$60,975
40% AMI	\$28,760	\$32,840	\$36,960	\$41,040	\$44,360	\$47,640	\$50,920	\$54,200
35% AMI	\$25,165	\$28,735	\$32,340	\$35,910	\$38,815	\$41,685	\$44,555	\$47,425
30% AMI	\$21,570	\$24,630	\$27,720	\$30,780	\$33,270	\$35,730	\$38,190	\$40,650
25% AMI	\$17,975	\$20,525	\$23,100	\$25,650	\$27,725	\$29,775	\$31,825	\$33,875
20% AMI	\$14,380	\$16,420	\$18,480	\$20,520	\$22,180	\$23,820	\$25,460	\$27,100
15% AMI	\$10,785	\$12,315	\$13,860	\$15,390	\$16,635	\$17,865	\$19,095	\$20,325
<b>COLUSA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2015, 2012, 2014, 2013, 2011, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

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County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>CONTRA COSTA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2011, 2014, 2010, 2009, 2013</b>							
100% AMI	\$118,800	\$135,800	\$152,800	\$169,700	\$183,300	\$196,900	\$210,500	\$224,100
80% AMI	\$95,040	\$108,640	\$122,240	\$135,760	\$146,640	\$157,520	\$168,400	\$179,280
75% AMI	\$89,100	\$101,850	\$114,600	\$127,275	\$137,475	\$147,675	\$157,875	\$168,075
70% AMI	\$83,160	\$95,060	\$106,960	\$118,790	\$128,310	\$137,830	\$147,350	\$156,870
65% AMI	\$77,220	\$88,270	\$99,320	\$110,305	\$119,145	\$127,985	\$136,825	\$145,665
60% AMI	\$71,280	\$81,480	\$91,680	\$101,820	\$109,980	\$118,140	\$126,300	\$134,460
55% AMI	\$65,340	\$74,690	\$84,040	\$93,335	\$100,815	\$108,295	\$115,775	\$123,255
50% AMI	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
45% AMI	\$53,460	\$61,110	\$68,760	\$76,365	\$82,485	\$88,605	\$94,725	\$100,845
40% AMI	\$47,520	\$54,320	\$61,120	\$67,880	\$73,320	\$78,760	\$84,200	\$89,640
35% AMI	\$41,580	\$47,530	\$53,480	\$59,395	\$64,155	\$68,915	\$73,675	\$78,435
30% AMI	\$35,640	\$40,740	\$45,840	\$50,910	\$54,990	\$59,070	\$63,150	\$67,230
25% AMI	\$29,700	\$33,950	\$38,200	\$42,425	\$45,825	\$49,225	\$52,625	\$56,025
20% AMI	\$23,760	\$27,160	\$30,560	\$33,940	\$36,660	\$39,380	\$42,100	\$44,820
15% AMI	\$17,820	\$20,370	\$22,920	\$25,455	\$27,495	\$29,535	\$31,575	\$33,615
<b>DEL NORTE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>EL DORADO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2016, 2014</b>							
100% AMI	\$92,000	\$105,200	\$118,300	\$131,400	\$142,000	\$152,500	\$163,000	\$173,500
80% AMI	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800
75% AMI	\$69,000	\$78,900	\$88,725	\$98,550	\$106,500	\$114,375	\$122,250	\$130,125
70% AMI	\$64,400	\$73,640	\$82,810	\$91,980	\$99,400	\$106,750	\$114,100	\$121,450
65% AMI	\$59,800	\$68,380	\$76,895	\$85,410	\$92,300	\$99,125	\$105,950	\$112,775
60% AMI	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100
55% AMI	\$50,600	\$57,860	\$65,065	\$72,270	\$78,100	\$83,875	\$89,650	\$95,425
50% AMI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
45% AMI	\$41,400	\$47,340	\$53,235	\$59,130	\$63,900	\$68,625	\$73,350	\$78,075
40% AMI	\$36,800	\$42,080	\$47,320	\$52,560	\$56,800	\$61,000	\$65,200	\$69,400
35% AMI	\$32,200	\$36,820	\$41,405	\$45,990	\$49,700	\$53,375	\$57,050	\$60,725
30% AMI	\$27,600	\$31,560	\$35,490	\$39,420	\$42,600	\$45,750	\$48,900	\$52,050
25% AMI	\$23,000	\$26,300	\$29,575	\$32,850	\$35,500	\$38,125	\$40,750	\$43,375
20% AMI	\$18,400	\$21,040	\$23,660	\$26,280	\$28,400	\$30,500	\$32,600	\$34,700
15% AMI	\$13,800	\$15,780	\$17,745	\$19,710	\$21,300	\$22,875	\$24,450	\$26,025

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<b>FRESNO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>GLENN</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>HUMBOLDT</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2014, 2013, 2011, 2015, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>IMPERIAL</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>INYO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2016, 2015, 2017, 2018, 2014, 2013, 2012, 2011, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>KERN</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>KINGS</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>LAKE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>LASSEN</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2015, 2017, 2019, 2018, 2014, 2016, 2013, 2012, 2011, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
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70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>LOS ANGELES</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2011, 2012, 2015, 2013, 2010, 2014, 2009</b>							
100% AMI	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200	\$206,500	\$220,000
80% AMI	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000
75% AMI	\$87,450	\$99,975	\$112,425	\$124,950	\$134,925	\$144,900	\$154,875	\$165,000
70% AMI	\$81,620	\$93,310	\$104,930	\$116,620	\$125,930	\$135,240	\$144,550	\$154,000
65% AMI	\$75,790	\$86,645	\$97,435	\$108,290	\$116,935	\$125,580	\$134,225	\$143,000
60% AMI	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000
55% AMI	\$64,130	\$73,315	\$82,445	\$91,630	\$98,945	\$106,260	\$113,575	\$121,000
50% AMI	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
45% AMI	\$52,470	\$59,985	\$67,455	\$74,970	\$80,955	\$86,940	\$92,925	\$99,000
40% AMI	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960	\$77,280	\$82,600	\$88,000
35% AMI	\$40,810	\$46,655	\$52,465	\$58,310	\$62,965	\$67,620	\$72,275	\$77,000
30% AMI	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970	\$57,960	\$61,950	\$66,000
25% AMI	\$29,150	\$33,325	\$37,475	\$41,650	\$44,975	\$48,300	\$51,625	\$55,000
20% AMI	\$23,320	\$26,660	\$29,980	\$33,320	\$35,980	\$38,640	\$41,300	\$44,000
15% AMI	\$17,490	\$19,995	\$22,485	\$24,990	\$26,985	\$28,980	\$30,975	\$33,000
<b>MADERA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>MARIN</b>	<b>Income limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2012, 2014, 2010, 2011, 2013</b>							
100% AMI	\$147,100	\$168,100	\$189,100	\$210,100	\$227,000	\$243,800	\$260,600	\$277,400
80% AMI	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920
75% AMI	\$110,325	\$126,075	\$141,825	\$157,575	\$170,250	\$182,850	\$195,450	\$208,050
70% AMI	\$102,970	\$117,670	\$132,370	\$147,070	\$158,900	\$170,660	\$182,420	\$194,180
65% AMI	\$95,615	\$109,265	\$122,915	\$136,565	\$147,550	\$158,470	\$169,390	\$180,310
60% AMI	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440
55% AMI	\$80,905	\$92,455	\$104,005	\$115,555	\$124,850	\$134,090	\$143,330	\$152,570
50% AMI	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700
45% AMI	\$66,195	\$75,645	\$85,095	\$94,545	\$102,150	\$109,710	\$117,270	\$124,830
40% AMI	\$58,840	\$67,240	\$75,640	\$84,040	\$90,800	\$97,520	\$104,240	\$110,960
35% AMI	\$51,485	\$58,835	\$66,185	\$73,535	\$79,450	\$85,330	\$91,210	\$97,090
30% AMI	\$44,130	\$50,430	\$56,730	\$63,030	\$68,100	\$73,140	\$78,180	\$83,220
25% AMI	\$36,775	\$42,025	\$47,275	\$52,525	\$56,750	\$60,950	\$65,150	\$69,350
20% AMI	\$29,420	\$33,620	\$37,820	\$42,020	\$45,400	\$48,760	\$52,120	\$55,480
15% AMI	\$22,065	\$25,215	\$28,365	\$31,515	\$34,050	\$36,570	\$39,090	\$41,610

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>MARIPOSA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2017, 2019, 2018, 2016, 2015, 2013, 2014, 2012, 2011, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>MENDOCINO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2016, 2018, 2017, 2015, 2012, 2011, 2013, 2010, 2009, 2014</b>							
100% AMI	\$69,900	\$79,900	\$89,900	\$99,800	\$107,800	\$115,800	\$123,800	\$131,800
80% AMI	\$55,920	\$63,920	\$71,920	\$79,840	\$86,240	\$92,640	\$99,040	\$105,440
75% AMI	\$52,425	\$59,925	\$67,425	\$74,850	\$80,850	\$86,850	\$92,850	\$98,850
70% AMI	\$48,930	\$55,930	\$62,930	\$69,860	\$75,460	\$81,060	\$86,660	\$92,260
65% AMI	\$45,435	\$51,935	\$58,435	\$64,870	\$70,070	\$75,270	\$80,470	\$85,670
60% AMI	\$41,940	\$47,940	\$53,940	\$59,880	\$64,680	\$69,480	\$74,280	\$79,080
55% AMI	\$38,445	\$43,945	\$49,445	\$54,890	\$59,290	\$63,690	\$68,090	\$72,490
50% AMI	\$34,950	\$39,950	\$44,950	\$49,900	\$53,900	\$57,900	\$61,900	\$65,900
45% AMI	\$31,455	\$35,955	\$40,455	\$44,910	\$48,510	\$52,110	\$55,710	\$59,310
40% AMI	\$27,960	\$31,960	\$35,960	\$39,920	\$43,120	\$46,320	\$49,520	\$52,720
35% AMI	\$24,465	\$27,965	\$31,465	\$34,930	\$37,730	\$40,530	\$43,330	\$46,130
30% AMI	\$20,970	\$23,970	\$26,970	\$29,940	\$32,340	\$34,740	\$37,140	\$39,540
25% AMI	\$17,475	\$19,975	\$22,475	\$24,950	\$26,950	\$28,950	\$30,950	\$32,950
20% AMI	\$13,980	\$15,980	\$17,980	\$19,960	\$21,560	\$23,160	\$24,760	\$26,360
15% AMI	\$10,485	\$11,985	\$13,485	\$14,970	\$16,170	\$17,370	\$18,570	\$19,770
<b>MERCED</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>MODOC</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2011, 2014, 2010, 2009, 2013</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>MONO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2014, 2020, 2022, 2021, 2013, 2019, 2018, 2015, 2017, 2012, 2016, 2011, 2010, 2009</b>							
100% AMI	\$78,500	\$89,800	\$100,900	\$112,300	\$121,200	\$130,200	\$139,200	\$148,100
80% AMI	\$62,800	\$71,840	\$80,720	\$89,840	\$96,960	\$104,160	\$111,360	\$118,480
75% AMI	\$58,875	\$67,350	\$75,675	\$84,225	\$90,900	\$97,650	\$104,400	\$111,075
70% AMI	\$54,950	\$62,860	\$70,630	\$78,610	\$84,840	\$91,140	\$97,440	\$103,670
65% AMI	\$51,025	\$58,370	\$65,585	\$72,995	\$78,780	\$84,630	\$90,480	\$96,265
60% AMI	\$47,100	\$53,880	\$60,540	\$67,380	\$72,720	\$78,120	\$83,520	\$88,860
55% AMI	\$43,175	\$49,390	\$55,495	\$61,765	\$66,660	\$71,610	\$76,560	\$81,455
50% AMI	\$39,250	\$44,900	\$50,450	\$56,150	\$60,600	\$65,100	\$69,600	\$74,050
45% AMI	\$35,325	\$40,410	\$45,405	\$50,535	\$54,540	\$58,590	\$62,640	\$66,645
40% AMI	\$31,400	\$35,920	\$40,360	\$44,920	\$48,480	\$52,080	\$55,680	\$59,240
35% AMI	\$27,475	\$31,430	\$35,315	\$39,305	\$42,420	\$45,570	\$48,720	\$51,835
30% AMI	\$23,550	\$26,940	\$30,270	\$33,690	\$36,360	\$39,060	\$41,760	\$44,430
25% AMI	\$19,625	\$22,450	\$25,225	\$28,075	\$30,300	\$32,550	\$34,800	\$37,025
20% AMI	\$15,700	\$17,960	\$20,180	\$22,460	\$24,240	\$26,040	\$27,840	\$29,620
15% AMI	\$11,775	\$13,470	\$15,135	\$16,845	\$18,180	\$19,530	\$20,880	\$22,215
<b>MONTEREY</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2009, 2010</b>							
100% AMI	\$109,500	\$125,200	\$140,800	\$156,400	\$169,000	\$181,500	\$194,000	\$206,500
80% AMI	\$87,600	\$100,160	\$112,640	\$125,120	\$135,200	\$145,200	\$155,200	\$165,200
75% AMI	\$82,125	\$93,900	\$105,600	\$117,300	\$126,750	\$136,125	\$145,500	\$154,875
70% AMI	\$76,650	\$87,640	\$98,560	\$109,480	\$118,300	\$127,050	\$135,800	\$144,550
65% AMI	\$71,175	\$81,380	\$91,520	\$101,660	\$109,850	\$117,975	\$126,100	\$134,225
60% AMI	\$65,700	\$75,120	\$84,480	\$93,840	\$101,400	\$108,900	\$116,400	\$123,900
55% AMI	\$60,225	\$68,860	\$77,440	\$86,020	\$92,950	\$99,825	\$106,700	\$113,575
50% AMI	\$54,750	\$62,600	\$70,400	\$78,200	\$84,500	\$90,750	\$97,000	\$103,250
45% AMI	\$49,275	\$56,340	\$63,360	\$70,380	\$76,050	\$81,675	\$87,300	\$92,925
40% AMI	\$43,800	\$50,080	\$56,320	\$62,560	\$67,600	\$72,600	\$77,600	\$82,600
35% AMI	\$38,325	\$43,820	\$49,280	\$54,740	\$59,150	\$63,525	\$67,900	\$72,275
30% AMI	\$32,850	\$37,560	\$42,240	\$46,920	\$50,700	\$54,450	\$58,200	\$61,950
25% AMI	\$27,375	\$31,300	\$35,200	\$39,100	\$42,250	\$45,375	\$48,500	\$51,625
20% AMI	\$21,900	\$25,040	\$28,160	\$31,280	\$33,800	\$36,300	\$38,800	\$41,300
15% AMI	\$16,425	\$18,780	\$21,120	\$23,460	\$25,350	\$27,225	\$29,100	\$30,975

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>NAPA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2016, 2015, 2012, 2011, 2014, 2013, 2010, 2009</b>							
100% AMI	\$123,400	\$141,000	\$158,700	\$176,300	\$190,500	\$204,600	\$218,600	\$232,700
80% AMI	\$98,720	\$112,800	\$126,960	\$141,040	\$152,400	\$163,680	\$174,880	\$186,160
75% AMI	\$92,550	\$105,750	\$119,025	\$132,225	\$142,875	\$153,450	\$163,950	\$174,525
70% AMI	\$86,380	\$98,700	\$111,090	\$123,410	\$133,350	\$143,220	\$153,020	\$162,890
65% AMI	\$80,210	\$91,650	\$103,155	\$114,595	\$123,825	\$132,990	\$142,090	\$151,255
60% AMI	\$74,040	\$84,600	\$95,220	\$105,780	\$114,300	\$122,760	\$131,160	\$139,620
55% AMI	\$67,870	\$77,550	\$87,285	\$96,965	\$104,775	\$112,530	\$120,230	\$127,985
50% AMI	\$61,700	\$70,500	\$79,350	\$88,150	\$95,250	\$102,300	\$109,300	\$116,350
45% AMI	\$55,530	\$63,450	\$71,415	\$79,335	\$85,725	\$92,070	\$98,370	\$104,715
40% AMI	\$49,360	\$56,400	\$63,480	\$70,520	\$76,200	\$81,840	\$87,440	\$93,080
35% AMI	\$43,190	\$49,350	\$55,545	\$61,705	\$66,675	\$71,610	\$76,510	\$81,445
30% AMI	\$37,020	\$42,300	\$47,610	\$52,890	\$57,150	\$61,380	\$65,580	\$69,810
25% AMI	\$30,850	\$35,250	\$39,675	\$44,075	\$47,625	\$51,150	\$54,650	\$58,175
20% AMI	\$24,680	\$28,200	\$31,740	\$35,260	\$38,100	\$40,920	\$43,720	\$46,540
15% AMI	\$18,510	\$21,150	\$23,805	\$26,445	\$28,575	\$30,690	\$32,790	\$34,905
<b>NEVADA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2015, 2017, 2016, 2012, 2018, 2014, 2011, 2010, 2009, 2013</b>							
100% AMI	\$87,600	\$100,100	\$112,600	\$125,100	\$135,100	\$145,200	\$155,200	\$165,200
80% AMI	\$70,080	\$80,080	\$90,080	\$100,080	\$108,080	\$116,160	\$124,160	\$132,160
75% AMI	\$65,700	\$75,075	\$84,450	\$93,825	\$101,325	\$108,900	\$116,400	\$123,900
70% AMI	\$61,320	\$70,070	\$78,820	\$87,570	\$94,570	\$101,640	\$108,640	\$115,640
65% AMI	\$56,940	\$65,065	\$73,190	\$81,315	\$87,815	\$94,380	\$100,880	\$107,380
60% AMI	\$52,560	\$60,060	\$67,560	\$75,060	\$81,060	\$87,120	\$93,120	\$99,120
55% AMI	\$48,180	\$55,055	\$61,930	\$68,805	\$74,305	\$79,860	\$85,360	\$90,860
50% AMI	\$43,800	\$50,050	\$56,300	\$62,550	\$67,550	\$72,600	\$77,600	\$82,600
45% AMI	\$39,420	\$45,045	\$50,670	\$56,295	\$60,795	\$65,340	\$69,840	\$74,340
40% AMI	\$35,040	\$40,040	\$45,040	\$50,040	\$54,040	\$58,080	\$62,080	\$66,080
35% AMI	\$30,660	\$35,035	\$39,410	\$43,785	\$47,285	\$50,820	\$54,320	\$57,820
30% AMI	\$26,280	\$30,030	\$33,780	\$37,530	\$40,530	\$43,560	\$46,560	\$49,560
25% AMI	\$21,900	\$25,025	\$28,150	\$31,275	\$33,775	\$36,300	\$38,800	\$41,300
20% AMI	\$17,520	\$20,020	\$22,520	\$25,020	\$27,020	\$29,040	\$31,040	\$33,040
15% AMI	\$13,140	\$15,015	\$16,890	\$18,765	\$20,265	\$21,780	\$23,280	\$24,780
<b>ORANGE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2009, 2010, 2011, 2013, 2014</b>							
100% AMI	\$130,300	\$148,900	\$167,500	\$186,100	\$201,000	\$215,900	\$230,800	\$245,700
80% AMI	\$104,240	\$119,120	\$134,000	\$148,880	\$160,800	\$172,720	\$184,640	\$196,560
75% AMI	\$97,725	\$111,675	\$125,625	\$139,575	\$150,750	\$161,925	\$173,100	\$184,275
70% AMI	\$91,210	\$104,230	\$117,250	\$130,270	\$140,700	\$151,130	\$161,560	\$171,990
65% AMI	\$84,695	\$96,785	\$108,875	\$120,965	\$130,650	\$140,335	\$150,020	\$159,705
60% AMI	\$78,180	\$89,340	\$100,500	\$111,660	\$120,600	\$129,540	\$138,480	\$147,420
55% AMI	\$71,665	\$81,895	\$92,125	\$102,355	\$110,550	\$118,745	\$126,940	\$135,135
50% AMI	\$65,150	\$74,450	\$83,750	\$93,050	\$100,500	\$107,950	\$115,400	\$122,850
45% AMI	\$58,635	\$67,005	\$75,375	\$83,745	\$90,450	\$97,155	\$103,860	\$110,565
40% AMI	\$52,120	\$59,560	\$67,000	\$74,440	\$80,400	\$86,360	\$92,320	\$98,280
35% AMI	\$45,605	\$52,115	\$58,625	\$65,135	\$70,350	\$75,565	\$80,780	\$85,995
30% AMI	\$39,090	\$44,670	\$50,250	\$55,830	\$60,300	\$64,770	\$69,240	\$73,710
25% AMI	\$32,575	\$37,225	\$41,875	\$46,525	\$50,250	\$53,975	\$57,700	\$61,425
20% AMI	\$26,060	\$29,780	\$33,500	\$37,220	\$40,200	\$43,180	\$46,160	\$49,140
15% AMI	\$19,545	\$22,335	\$25,125	\$27,915	\$30,150	\$32,385	\$34,620	\$36,855

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>PLACER</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2016, 2014</b>							
100% AMI	\$92,000	\$105,200	\$118,300	\$131,400	\$142,000	\$152,500	\$163,000	\$173,500
80% AMI	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800
75% AMI	\$69,000	\$78,900	\$88,725	\$98,550	\$106,500	\$114,375	\$122,250	\$130,125
70% AMI	\$64,400	\$73,640	\$82,810	\$91,980	\$99,400	\$106,750	\$114,100	\$121,450
65% AMI	\$59,800	\$68,380	\$76,895	\$85,410	\$92,300	\$99,125	\$105,950	\$112,775
60% AMI	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100
55% AMI	\$50,600	\$57,860	\$65,065	\$72,270	\$78,100	\$83,875	\$89,650	\$95,425
50% AMI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
45% AMI	\$41,400	\$47,340	\$53,235	\$59,130	\$63,900	\$68,625	\$73,350	\$78,075
40% AMI	\$36,800	\$42,080	\$47,320	\$52,560	\$56,800	\$61,000	\$65,200	\$69,400
35% AMI	\$32,200	\$36,820	\$41,405	\$45,990	\$49,700	\$53,375	\$57,050	\$60,725
30% AMI	\$27,600	\$31,560	\$35,490	\$39,420	\$42,600	\$45,750	\$48,900	\$52,050
25% AMI	\$23,000	\$26,300	\$29,575	\$32,850	\$35,500	\$38,125	\$40,750	\$43,375
20% AMI	\$18,400	\$21,040	\$23,660	\$26,280	\$28,400	\$30,500	\$32,600	\$34,700
15% AMI	\$13,800	\$15,780	\$17,745	\$19,710	\$21,300	\$22,875	\$24,450	\$26,025
<b>PLUMAS</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2010, 2009, 2016, 2011, 2012, 2013, 2015, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>RIVERSIDE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2009, 2010, 2017, 2016, 2013, 2015, 2014</b>							
100% AMI	\$86,100	\$98,400	\$110,700	\$123,000	\$132,900	\$142,700	\$152,600	\$162,400
80% AMI	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920
75% AMI	\$64,575	\$73,800	\$83,025	\$92,250	\$99,675	\$107,025	\$114,450	\$121,800
70% AMI	\$60,270	\$68,880	\$77,490	\$86,100	\$93,030	\$99,890	\$106,820	\$113,680
65% AMI	\$55,965	\$63,960	\$71,955	\$79,950	\$86,385	\$92,755	\$99,190	\$105,560
60% AMI	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440
55% AMI	\$47,355	\$54,120	\$60,885	\$67,650	\$73,095	\$78,485	\$83,930	\$89,320
50% AMI	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200
45% AMI	\$38,745	\$44,280	\$49,815	\$55,350	\$59,805	\$64,215	\$68,670	\$73,080
40% AMI	\$34,440	\$39,360	\$44,280	\$49,200	\$53,160	\$57,080	\$61,040	\$64,960
35% AMI	\$30,135	\$34,440	\$38,745	\$43,050	\$46,515	\$49,945	\$53,410	\$56,840
30% AMI	\$25,830	\$29,520	\$33,210	\$36,900	\$39,870	\$42,810	\$45,780	\$48,720
25% AMI	\$21,525	\$24,600	\$27,675	\$30,750	\$33,225	\$35,675	\$38,150	\$40,600
20% AMI	\$17,220	\$19,680	\$22,140	\$24,600	\$26,580	\$28,540	\$30,520	\$32,480
15% AMI	\$12,915	\$14,760	\$16,605	\$18,450	\$19,935	\$21,405	\$22,890	\$24,360

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SACRAMENTO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2016, 2014</b>							
100% AMI	\$92,000	\$105,200	\$118,300	\$131,400	\$142,000	\$152,500	\$163,000	\$173,500
80% AMI	\$73,600	\$84,160	\$94,640	\$105,120	\$113,600	\$122,000	\$130,400	\$138,800
75% AMI	\$69,000	\$78,900	\$88,725	\$98,550	\$106,500	\$114,375	\$122,250	\$130,125
70% AMI	\$64,400	\$73,640	\$82,810	\$91,980	\$99,400	\$106,750	\$114,100	\$121,450
65% AMI	\$59,800	\$68,380	\$76,895	\$85,410	\$92,300	\$99,125	\$105,950	\$112,775
60% AMI	\$55,200	\$63,120	\$70,980	\$78,840	\$85,200	\$91,500	\$97,800	\$104,100
55% AMI	\$50,600	\$57,860	\$65,065	\$72,270	\$78,100	\$83,875	\$89,650	\$95,425
50% AMI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
45% AMI	\$41,400	\$47,340	\$53,235	\$59,130	\$63,900	\$68,625	\$73,350	\$78,075
40% AMI	\$36,800	\$42,080	\$47,320	\$52,560	\$56,800	\$61,000	\$65,200	\$69,400
35% AMI	\$32,200	\$36,820	\$41,405	\$45,990	\$49,700	\$53,375	\$57,050	\$60,725
30% AMI	\$27,600	\$31,560	\$35,490	\$39,420	\$42,600	\$45,750	\$48,900	\$52,050
25% AMI	\$23,000	\$26,300	\$29,575	\$32,850	\$35,500	\$38,125	\$40,750	\$43,375
20% AMI	\$18,400	\$21,040	\$23,660	\$26,280	\$28,400	\$30,500	\$32,600	\$34,700
15% AMI	\$13,800	\$15,780	\$17,745	\$19,710	\$21,300	\$22,875	\$24,450	\$26,025
<b>SAN BENITO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2019, 2020, 2021, 2018, 2017, 2010, 2009, 2013, 2012, 2011, 2016, 2014, 2015</b>							
100% AMI	\$102,900	\$117,500	\$132,300	\$146,900	\$158,700	\$170,500	\$182,200	\$194,000
80% AMI	\$82,320	\$94,000	\$105,840	\$117,520	\$126,960	\$136,400	\$145,760	\$155,200
75% AMI	\$77,175	\$88,125	\$99,225	\$110,175	\$119,025	\$127,875	\$136,650	\$145,500
70% AMI	\$72,030	\$82,250	\$92,610	\$102,830	\$111,090	\$119,350	\$127,540	\$135,800
65% AMI	\$66,885	\$76,375	\$85,995	\$95,485	\$103,155	\$110,825	\$118,430	\$126,100
60% AMI	\$61,740	\$70,500	\$79,380	\$88,140	\$95,220	\$102,300	\$109,320	\$116,400
55% AMI	\$56,595	\$64,625	\$72,765	\$80,795	\$87,285	\$93,775	\$100,210	\$106,700
50% AMI	\$51,450	\$58,750	\$66,150	\$73,450	\$79,350	\$85,250	\$91,100	\$97,000
45% AMI	\$46,305	\$52,875	\$59,535	\$66,105	\$71,415	\$76,725	\$81,990	\$87,300
40% AMI	\$41,160	\$47,000	\$52,920	\$58,760	\$63,480	\$68,200	\$72,880	\$77,600
35% AMI	\$36,015	\$41,125	\$46,305	\$51,415	\$55,545	\$59,675	\$63,770	\$67,900
30% AMI	\$30,870	\$35,250	\$39,690	\$44,070	\$47,610	\$51,150	\$54,660	\$58,200
25% AMI	\$25,725	\$29,375	\$33,075	\$36,725	\$39,675	\$42,625	\$45,550	\$48,500
20% AMI	\$20,580	\$23,500	\$26,460	\$29,380	\$31,740	\$34,100	\$36,440	\$38,800
15% AMI	\$15,435	\$17,625	\$19,845	\$22,035	\$23,805	\$25,575	\$27,330	\$29,100
<b>SAN BERNARDINO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2009, 2010, 2017, 2016, 2013, 2015, 2014</b>							
100% AMI	\$86,100	\$98,400	\$110,700	\$123,000	\$132,900	\$142,700	\$152,600	\$162,400
80% AMI	\$68,880	\$78,720	\$88,560	\$98,400	\$106,320	\$114,160	\$122,080	\$129,920
75% AMI	\$64,575	\$73,800	\$83,025	\$92,250	\$99,675	\$107,025	\$114,450	\$121,800
70% AMI	\$60,270	\$68,880	\$77,490	\$86,100	\$93,030	\$99,890	\$106,820	\$113,680
65% AMI	\$55,965	\$63,960	\$71,955	\$79,950	\$86,385	\$92,755	\$99,190	\$105,560
60% AMI	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440
55% AMI	\$47,355	\$54,120	\$60,885	\$67,650	\$73,095	\$78,485	\$83,930	\$89,320
50% AMI	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200
45% AMI	\$38,745	\$44,280	\$49,815	\$55,350	\$59,805	\$64,215	\$68,670	\$73,080
40% AMI	\$34,440	\$39,360	\$44,280	\$49,200	\$53,160	\$57,080	\$61,040	\$64,960
35% AMI	\$30,135	\$34,440	\$38,745	\$43,050	\$46,515	\$49,945	\$53,410	\$56,840
30% AMI	\$25,830	\$29,520	\$33,210	\$36,900	\$39,870	\$42,810	\$45,780	\$48,720
25% AMI	\$21,525	\$24,600	\$27,675	\$30,750	\$33,225	\$35,675	\$38,150	\$40,600
20% AMI	\$17,220	\$19,680	\$22,140	\$24,600	\$26,580	\$28,540	\$30,520	\$32,480
15% AMI	\$12,915	\$14,760	\$16,605	\$18,450	\$19,935	\$21,405	\$22,890	\$24,360

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SAN DIEGO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2009, 2011, 2015, 2013, 2012, 2014, 2010</b>							
100% AMI	\$122,500	\$140,000	\$157,500	\$174,900	\$188,900	\$202,900	\$216,900	\$230,900
80% AMI	\$98,000	\$112,000	\$126,000	\$139,920	\$151,120	\$162,320	\$173,520	\$184,720
75% AMI	\$91,875	\$105,000	\$118,125	\$131,175	\$141,675	\$152,175	\$162,675	\$173,175
70% AMI	\$85,750	\$98,000	\$110,250	\$122,430	\$132,230	\$142,030	\$151,830	\$161,630
65% AMI	\$79,625	\$91,000	\$102,375	\$113,685	\$122,785	\$131,885	\$140,985	\$150,085
60% AMI	\$73,500	\$84,000	\$94,500	\$104,940	\$113,340	\$121,740	\$130,140	\$138,540
55% AMI	\$67,375	\$77,000	\$86,625	\$96,195	\$103,895	\$111,595	\$119,295	\$126,995
50% AMI	\$61,250	\$70,000	\$78,750	\$87,450	\$94,450	\$101,450	\$108,450	\$115,450
45% AMI	\$55,125	\$63,000	\$70,875	\$78,705	\$85,005	\$91,305	\$97,605	\$103,905
40% AMI	\$49,000	\$56,000	\$63,000	\$69,960	\$75,560	\$81,160	\$86,760	\$92,360
35% AMI	\$42,875	\$49,000	\$55,125	\$61,215	\$66,115	\$71,015	\$75,915	\$80,815
30% AMI	\$36,750	\$42,000	\$47,250	\$52,470	\$56,670	\$60,870	\$65,070	\$69,270
25% AMI	\$30,625	\$35,000	\$39,375	\$43,725	\$47,225	\$50,725	\$54,225	\$57,725
20% AMI	\$24,500	\$28,000	\$31,500	\$34,980	\$37,780	\$40,580	\$43,380	\$46,180
15% AMI	\$18,375	\$21,000	\$23,625	\$26,235	\$28,335	\$30,435	\$32,535	\$34,635
<b>SAN FRANCISCO</b>	<b>Income limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2012, 2014, 2010, 2011, 2013</b>							
100% AMI	\$147,100	\$168,100	\$189,100	\$210,100	\$227,000	\$243,800	\$260,600	\$277,400
80% AMI	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920
75% AMI	\$110,325	\$126,075	\$141,825	\$157,575	\$170,250	\$182,850	\$195,450	\$208,050
70% AMI	\$102,970	\$117,670	\$132,370	\$147,070	\$158,900	\$170,660	\$182,420	\$194,180
65% AMI	\$95,615	\$109,265	\$122,915	\$136,565	\$147,550	\$158,470	\$169,390	\$180,310
60% AMI	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440
55% AMI	\$80,905	\$92,455	\$104,005	\$115,555	\$124,850	\$134,090	\$143,330	\$152,570
50% AMI	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700
45% AMI	\$66,195	\$75,645	\$85,095	\$94,545	\$102,150	\$109,710	\$117,270	\$124,830
40% AMI	\$58,840	\$67,240	\$75,640	\$84,040	\$90,800	\$97,520	\$104,240	\$110,960
35% AMI	\$51,485	\$58,835	\$66,185	\$73,535	\$79,450	\$85,330	\$91,210	\$97,090
30% AMI	\$44,130	\$50,430	\$56,730	\$63,030	\$68,100	\$73,140	\$78,180	\$83,220
25% AMI	\$36,775	\$42,025	\$47,275	\$52,525	\$56,750	\$60,950	\$65,150	\$69,350
20% AMI	\$29,420	\$33,620	\$37,820	\$42,020	\$45,400	\$48,760	\$52,120	\$55,480
15% AMI	\$22,065	\$25,215	\$28,365	\$31,515	\$34,050	\$36,570	\$39,090	\$41,610
<b>SAN JOAQUIN</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2012, 2011, 2018, 2009, 2010, 2013, 2017, 2014, 2015, 2016</b>							
100% AMI	\$75,700	\$86,500	\$97,300	\$108,100	\$116,800	\$125,400	\$134,100	\$142,700
80% AMI	\$60,560	\$69,200	\$77,840	\$86,480	\$93,440	\$100,320	\$107,280	\$114,160
75% AMI	\$56,775	\$64,875	\$72,975	\$81,075	\$87,600	\$94,050	\$100,575	\$107,025
70% AMI	\$52,990	\$60,550	\$68,110	\$75,670	\$81,760	\$87,780	\$93,870	\$99,890
65% AMI	\$49,205	\$56,225	\$63,245	\$70,265	\$75,920	\$81,510	\$87,165	\$92,755
60% AMI	\$45,420	\$51,900	\$58,380	\$64,860	\$70,080	\$75,240	\$80,460	\$85,620
55% AMI	\$41,635	\$47,575	\$53,515	\$59,455	\$64,240	\$68,970	\$73,755	\$78,485
50% AMI	\$37,850	\$43,250	\$48,650	\$54,050	\$58,400	\$62,700	\$67,050	\$71,350
45% AMI	\$34,065	\$38,925	\$43,785	\$48,645	\$52,560	\$56,430	\$60,345	\$64,215
40% AMI	\$30,280	\$34,600	\$38,920	\$43,240	\$46,720	\$50,160	\$53,640	\$57,080
35% AMI	\$26,495	\$30,275	\$34,055	\$37,835	\$40,880	\$43,890	\$46,935	\$49,945
30% AMI	\$22,710	\$25,950	\$29,190	\$32,430	\$35,040	\$37,620	\$40,230	\$42,810
25% AMI	\$18,925	\$21,625	\$24,325	\$27,025	\$29,200	\$31,350	\$33,525	\$35,675
20% AMI	\$15,140	\$17,300	\$19,460	\$21,620	\$23,360	\$25,080	\$26,820	\$28,540
15% AMI	\$11,355	\$12,975	\$14,595	\$16,215	\$17,520	\$18,810	\$20,115	\$21,405

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SAN LUIS OBISPO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2015, 2016, 2012, 2014, 2011, 2010, 2013, 2009</b>							
100% AMI	\$107,000	\$122,300	\$137,600	\$152,900	\$165,100	\$177,400	\$189,600	\$201,800
80% AMI	\$85,600	\$97,840	\$110,080	\$122,320	\$132,080	\$141,920	\$151,680	\$161,440
75% AMI	\$80,250	\$91,725	\$103,200	\$114,675	\$123,825	\$133,050	\$142,200	\$151,350
70% AMI	\$74,900	\$85,610	\$96,320	\$107,030	\$115,570	\$124,180	\$132,720	\$141,260
65% AMI	\$69,550	\$79,495	\$89,440	\$99,385	\$107,315	\$115,310	\$123,240	\$131,170
60% AMI	\$64,200	\$73,380	\$82,560	\$91,740	\$99,060	\$106,440	\$113,760	\$121,080
55% AMI	\$58,850	\$67,265	\$75,680	\$84,095	\$90,805	\$97,570	\$104,280	\$110,990
50% AMI	\$53,500	\$61,150	\$68,800	\$76,450	\$82,550	\$88,700	\$94,800	\$100,900
45% AMI	\$48,150	\$55,035	\$61,920	\$68,805	\$74,295	\$79,830	\$85,320	\$90,810
40% AMI	\$42,800	\$48,920	\$55,040	\$61,160	\$66,040	\$70,960	\$75,840	\$80,720
35% AMI	\$37,450	\$42,805	\$48,160	\$53,515	\$57,785	\$62,090	\$66,360	\$70,630
30% AMI	\$32,100	\$36,690	\$41,280	\$45,870	\$49,530	\$53,220	\$56,880	\$60,540
25% AMI	\$26,750	\$30,575	\$34,400	\$38,225	\$41,275	\$44,350	\$47,400	\$50,450
20% AMI	\$21,400	\$24,460	\$27,520	\$30,580	\$33,020	\$35,480	\$37,920	\$40,360
15% AMI	\$16,050	\$18,345	\$20,640	\$22,935	\$24,765	\$26,610	\$28,440	\$30,270
<b>SAN MATEO</b>	<b>Income limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2012, 2014, 2010, 2011, 2013</b>							
100% AMI	\$147,100	\$168,100	\$189,100	\$210,100	\$227,000	\$243,800	\$260,600	\$277,400
80% AMI	\$117,680	\$134,480	\$151,280	\$168,080	\$181,600	\$195,040	\$208,480	\$221,920
75% AMI	\$110,325	\$126,075	\$141,825	\$157,575	\$170,250	\$182,850	\$195,450	\$208,050
70% AMI	\$102,970	\$117,670	\$132,370	\$147,070	\$158,900	\$170,660	\$182,420	\$194,180
65% AMI	\$95,615	\$109,265	\$122,915	\$136,565	\$147,550	\$158,470	\$169,390	\$180,310
60% AMI	\$88,260	\$100,860	\$113,460	\$126,060	\$136,200	\$146,280	\$156,360	\$166,440
55% AMI	\$80,905	\$92,455	\$104,005	\$115,555	\$124,850	\$134,090	\$143,330	\$152,570
50% AMI	\$73,550	\$84,050	\$94,550	\$105,050	\$113,500	\$121,900	\$130,300	\$138,700
45% AMI	\$66,195	\$75,645	\$85,095	\$94,545	\$102,150	\$109,710	\$117,270	\$124,830
40% AMI	\$58,840	\$67,240	\$75,640	\$84,040	\$90,800	\$97,520	\$104,240	\$110,960
35% AMI	\$51,485	\$58,835	\$66,185	\$73,535	\$79,450	\$85,330	\$91,210	\$97,090
30% AMI	\$44,130	\$50,430	\$56,730	\$63,030	\$68,100	\$73,140	\$78,180	\$83,220
25% AMI	\$36,775	\$42,025	\$47,275	\$52,525	\$56,750	\$60,950	\$65,150	\$69,350
20% AMI	\$29,420	\$33,620	\$37,820	\$42,020	\$45,400	\$48,760	\$52,120	\$55,480
15% AMI	\$22,065	\$25,215	\$28,365	\$31,515	\$34,050	\$36,570	\$39,090	\$41,610
<b>SANTA BARBARA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2013, 2009, 2012, 2014, 2010, 2011</b>							
100% AMI	\$127,500	\$145,700	\$163,900	\$182,100	\$196,700	\$211,300	\$225,900	\$240,400
80% AMI	\$102,000	\$116,560	\$131,120	\$145,680	\$157,360	\$169,040	\$180,720	\$192,320
75% AMI	\$95,625	\$109,275	\$122,925	\$136,575	\$147,525	\$158,475	\$169,425	\$180,300
70% AMI	\$89,250	\$101,990	\$114,730	\$127,470	\$137,690	\$147,910	\$158,130	\$168,280
65% AMI	\$82,875	\$94,705	\$106,535	\$118,365	\$127,855	\$137,345	\$146,835	\$156,260
60% AMI	\$76,500	\$87,420	\$98,340	\$109,260	\$118,020	\$126,780	\$135,540	\$144,240
55% AMI	\$70,125	\$80,135	\$90,145	\$100,155	\$108,185	\$116,215	\$124,245	\$132,220
50% AMI	\$63,750	\$72,850	\$81,950	\$91,050	\$98,350	\$105,650	\$112,950	\$120,200
45% AMI	\$57,375	\$65,565	\$73,755	\$81,945	\$88,515	\$95,085	\$101,655	\$108,180
40% AMI	\$51,000	\$58,280	\$65,560	\$72,840	\$78,680	\$84,520	\$90,360	\$96,160
35% AMI	\$44,625	\$50,995	\$57,365	\$63,735	\$68,845	\$73,955	\$79,065	\$84,140
30% AMI	\$38,250	\$43,710	\$49,170	\$54,630	\$59,010	\$63,390	\$67,770	\$72,120
25% AMI	\$31,875	\$36,425	\$40,975	\$45,525	\$49,175	\$52,825	\$56,475	\$60,100
20% AMI	\$25,500	\$29,140	\$32,780	\$36,420	\$39,340	\$42,260	\$45,180	\$48,080
15% AMI	\$19,125	\$21,855	\$24,585	\$27,315	\$29,505	\$31,695	\$33,885	\$36,060

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SANTA CLARA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2012, 2011, 2010, 2014, 2013</b>							
100% AMI	\$143,900	\$164,400	\$185,000	\$205,500	\$222,000	\$238,400	\$254,900	\$271,300
80% AMI	\$115,120	\$131,520	\$148,000	\$164,400	\$177,600	\$190,720	\$203,920	\$217,040
75% AMI	\$107,925	\$123,300	\$138,750	\$154,125	\$166,500	\$178,800	\$191,175	\$203,475
70% AMI	\$100,730	\$115,080	\$129,500	\$143,850	\$155,400	\$166,880	\$178,430	\$189,910
65% AMI	\$93,535	\$106,860	\$120,250	\$133,575	\$144,300	\$154,960	\$165,685	\$176,345
60% AMI	\$86,340	\$98,640	\$111,000	\$123,300	\$133,200	\$143,040	\$152,940	\$162,780
55% AMI	\$79,145	\$90,420	\$101,750	\$113,025	\$122,100	\$131,120	\$140,195	\$149,215
50% AMI	\$71,950	\$82,200	\$92,500	\$102,750	\$111,000	\$119,200	\$127,450	\$135,650
45% AMI	\$64,755	\$73,980	\$83,250	\$92,475	\$99,900	\$107,280	\$114,705	\$122,085
40% AMI	\$57,560	\$65,760	\$74,000	\$82,200	\$88,800	\$95,360	\$101,960	\$108,520
35% AMI	\$50,365	\$57,540	\$64,750	\$71,925	\$77,700	\$83,440	\$89,215	\$94,955
30% AMI	\$43,170	\$49,320	\$55,500	\$61,650	\$66,600	\$71,520	\$76,470	\$81,390
25% AMI	\$35,975	\$41,100	\$46,250	\$51,375	\$55,500	\$59,600	\$63,725	\$67,825
20% AMI	\$28,780	\$32,880	\$37,000	\$41,100	\$44,400	\$47,680	\$50,980	\$54,260
15% AMI	\$21,585	\$24,660	\$27,750	\$30,825	\$33,300	\$35,760	\$38,235	\$40,695
<b>SANTA CRUZ</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2011, 2017, 2015, 2010, 2012, 2016, 2014, 2009, 2013</b>							
100% AMI	\$152,300	\$174,000	\$195,800	\$217,500	\$234,900	\$252,300	\$269,700	\$287,100
80% AMI	\$121,840	\$139,200	\$156,640	\$174,000	\$187,920	\$201,840	\$215,760	\$229,680
75% AMI	\$114,225	\$130,500	\$146,850	\$163,125	\$176,175	\$189,225	\$202,275	\$215,325
70% AMI	\$106,610	\$121,800	\$137,060	\$152,250	\$164,430	\$176,610	\$188,790	\$200,970
65% AMI	\$98,995	\$113,100	\$127,270	\$141,375	\$152,685	\$163,995	\$175,305	\$186,615
60% AMI	\$91,380	\$104,400	\$117,480	\$130,500	\$140,940	\$151,380	\$161,820	\$172,260
55% AMI	\$83,765	\$95,700	\$107,690	\$119,625	\$129,195	\$138,765	\$148,335	\$157,905
50% AMI	\$76,150	\$87,000	\$97,900	\$108,750	\$117,450	\$126,150	\$134,850	\$143,550
45% AMI	\$68,535	\$78,300	\$88,110	\$97,875	\$105,705	\$113,535	\$121,365	\$129,195
40% AMI	\$60,920	\$69,600	\$78,320	\$87,000	\$93,960	\$100,920	\$107,880	\$114,840
35% AMI	\$53,305	\$60,900	\$68,530	\$76,125	\$82,215	\$88,305	\$94,395	\$100,485
30% AMI	\$45,690	\$52,200	\$58,740	\$65,250	\$70,470	\$75,690	\$80,910	\$86,130
25% AMI	\$38,075	\$43,500	\$48,950	\$54,375	\$58,725	\$63,075	\$67,425	\$71,775
20% AMI	\$30,460	\$34,800	\$39,160	\$43,500	\$46,980	\$50,460	\$53,940	\$57,420
15% AMI	\$22,845	\$26,100	\$29,370	\$32,625	\$35,235	\$37,845	\$40,455	\$43,065
<b>SHASTA</b>	<b>Income limits (greatest to lowest) 2025, 2026, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SIERRA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2022, 2024, 2023, 2021, 2020, 2019, 2013, 2018, 2017, 2012, 2014, 2016, 2011, 2015, 2010, 2009</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>SISKIYOU</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>SOLANO</b>	<b>Income limits (greatest to lowest) 2025, 2026, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2009, 2010, 2013, 2016, 2014, 2015</b>							
100% AMI	\$91,500	\$104,500	\$117,600	\$130,600	\$141,100	\$151,500	\$162,000	\$172,400
80% AMI	\$73,200	\$83,600	\$94,080	\$104,480	\$112,880	\$121,200	\$129,600	\$137,920
75% AMI	\$68,625	\$78,375	\$88,200	\$97,950	\$105,825	\$113,625	\$121,500	\$129,300
70% AMI	\$64,050	\$73,150	\$82,320	\$91,420	\$98,770	\$106,050	\$113,400	\$120,680
65% AMI	\$59,475	\$67,925	\$76,440	\$84,890	\$91,715	\$98,475	\$105,300	\$112,060
60% AMI	\$54,900	\$62,700	\$70,560	\$78,360	\$84,660	\$90,900	\$97,200	\$103,440
55% AMI	\$50,325	\$57,475	\$64,680	\$71,830	\$77,605	\$83,325	\$89,100	\$94,820
50% AMI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200
45% AMI	\$41,175	\$47,025	\$52,920	\$58,770	\$63,495	\$68,175	\$72,900	\$77,580
40% AMI	\$36,600	\$41,800	\$47,040	\$52,240	\$56,440	\$60,600	\$64,800	\$68,960
35% AMI	\$32,025	\$36,575	\$41,160	\$45,710	\$49,385	\$53,025	\$56,700	\$60,340
30% AMI	\$27,450	\$31,350	\$35,280	\$39,180	\$42,330	\$45,450	\$48,600	\$51,720
25% AMI	\$22,875	\$26,125	\$29,400	\$32,650	\$35,275	\$37,875	\$40,500	\$43,100
20% AMI	\$18,300	\$20,900	\$23,520	\$26,120	\$28,220	\$30,300	\$32,400	\$34,480
15% AMI	\$13,725	\$15,675	\$17,640	\$19,590	\$21,165	\$22,725	\$24,300	\$25,860

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>SONOMA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2012, 2016, 2011, 2010, 2009, 2015, 2013, 2014</b>							
100% AMI	\$115,400	\$131,900	\$148,400	\$164,800	\$178,000	\$191,200	\$204,400	\$217,600
80% AMI	\$92,320	\$105,520	\$118,720	\$131,840	\$142,400	\$152,960	\$163,520	\$174,080
75% AMI	\$86,550	\$98,925	\$111,300	\$123,600	\$133,500	\$143,400	\$153,300	\$163,200
70% AMI	\$80,780	\$92,330	\$103,880	\$115,360	\$124,600	\$133,840	\$143,080	\$152,320
65% AMI	\$75,010	\$85,735	\$96,460	\$107,120	\$115,700	\$124,280	\$132,860	\$141,440
60% AMI	\$69,240	\$79,140	\$89,040	\$98,880	\$106,800	\$114,720	\$122,640	\$130,560
55% AMI	\$63,470	\$72,545	\$81,620	\$90,640	\$97,900	\$105,160	\$112,420	\$119,680
50% AMI	\$57,700	\$65,950	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800
45% AMI	\$51,930	\$59,355	\$66,780	\$74,160	\$80,100	\$86,040	\$91,980	\$97,920
40% AMI	\$46,160	\$52,760	\$59,360	\$65,920	\$71,200	\$76,480	\$81,760	\$87,040
35% AMI	\$40,390	\$46,165	\$51,940	\$57,680	\$62,300	\$66,920	\$71,540	\$76,160
30% AMI	\$34,620	\$39,570	\$44,520	\$49,440	\$53,400	\$57,360	\$61,320	\$65,280
25% AMI	\$28,850	\$32,975	\$37,100	\$41,200	\$44,500	\$47,800	\$51,100	\$54,400
20% AMI	\$23,080	\$26,380	\$29,680	\$32,960	\$35,600	\$38,240	\$40,880	\$43,520
15% AMI	\$17,310	\$19,785	\$22,260	\$24,720	\$26,700	\$28,680	\$30,660	\$32,640
<b>STANISLAUS</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2012, 2016, 2011, 2010, 2009, 2015, 2014</b>							
100% AMI	\$71,800	\$82,000	\$92,300	\$102,500	\$110,700	\$118,900	\$127,100	\$135,300
80% AMI	\$57,440	\$65,600	\$73,840	\$82,000	\$88,560	\$95,120	\$101,680	\$108,240
75% AMI	\$53,850	\$61,500	\$69,225	\$76,875	\$83,025	\$89,175	\$95,325	\$101,475
70% AMI	\$50,260	\$57,400	\$64,610	\$71,750	\$77,490	\$83,230	\$88,970	\$94,710
65% AMI	\$46,670	\$53,300	\$59,995	\$66,625	\$71,955	\$77,285	\$82,615	\$87,945
60% AMI	\$43,080	\$49,200	\$55,380	\$61,500	\$66,420	\$71,340	\$76,260	\$81,180
55% AMI	\$39,490	\$45,100	\$50,765	\$56,375	\$60,885	\$65,395	\$69,905	\$74,415
50% AMI	\$35,900	\$41,000	\$46,150	\$51,250	\$55,350	\$59,450	\$63,550	\$67,650
45% AMI	\$32,310	\$36,900	\$41,535	\$46,125	\$49,815	\$53,505	\$57,195	\$60,885
40% AMI	\$28,720	\$32,800	\$36,920	\$41,000	\$44,280	\$47,560	\$50,840	\$54,120
35% AMI	\$25,130	\$28,700	\$32,305	\$35,875	\$38,745	\$41,615	\$44,485	\$47,355
30% AMI	\$21,540	\$24,600	\$27,690	\$30,750	\$33,210	\$35,670	\$38,130	\$40,590
25% AMI	\$17,950	\$20,500	\$23,075	\$25,625	\$27,675	\$29,725	\$31,775	\$33,825
20% AMI	\$14,360	\$16,400	\$18,460	\$20,500	\$22,140	\$23,780	\$25,420	\$27,060
15% AMI	\$10,770	\$12,300	\$13,845	\$15,375	\$16,605	\$17,835	\$19,065	\$20,295
<b>SUTTER</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2017, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014</b>							
100% AMI	\$71,400	\$81,600	\$91,800	\$101,900	\$110,100	\$118,300	\$126,400	\$134,600
80% AMI	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680
75% AMI	\$53,550	\$61,200	\$68,850	\$76,425	\$82,575	\$88,725	\$94,800	\$100,950
70% AMI	\$49,980	\$57,120	\$64,260	\$71,330	\$77,070	\$82,810	\$88,480	\$94,220
65% AMI	\$46,410	\$53,040	\$59,670	\$66,235	\$71,565	\$76,895	\$82,160	\$87,490
60% AMI	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760
55% AMI	\$39,270	\$44,880	\$50,490	\$56,045	\$60,555	\$65,065	\$69,520	\$74,030
50% AMI	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300
45% AMI	\$32,130	\$36,720	\$41,310	\$45,855	\$49,545	\$53,235	\$56,880	\$60,570
40% AMI	\$28,560	\$32,640	\$36,720	\$40,760	\$44,040	\$47,320	\$50,560	\$53,840
35% AMI	\$24,990	\$28,560	\$32,130	\$35,665	\$38,535	\$41,405	\$44,240	\$47,110
30% AMI	\$21,420	\$24,480	\$27,540	\$30,570	\$33,030	\$35,490	\$37,920	\$40,380
25% AMI	\$17,850	\$20,400	\$22,950	\$25,475	\$27,525	\$29,575	\$31,600	\$33,650
20% AMI	\$14,280	\$16,320	\$18,360	\$20,380	\$22,020	\$23,660	\$25,280	\$26,920
15% AMI	\$10,710	\$12,240	\$13,770	\$15,285	\$16,515	\$17,745	\$18,960	\$20,190

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>TEHAMA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>TRINITY</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230
<b>TULARE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014</b>							
100% AMI	\$68,000	\$77,700	\$87,400	\$97,100	\$104,900	\$112,700	\$120,500	\$128,200
80% AMI	\$54,400	\$62,160	\$69,920	\$77,680	\$83,920	\$90,160	\$96,400	\$102,560
75% AMI	\$51,000	\$58,275	\$65,550	\$72,825	\$78,675	\$84,525	\$90,375	\$96,150
70% AMI	\$47,600	\$54,390	\$61,180	\$67,970	\$73,430	\$78,890	\$84,350	\$89,740
65% AMI	\$44,200	\$50,505	\$56,810	\$63,115	\$68,185	\$73,255	\$78,325	\$83,330
60% AMI	\$40,800	\$46,620	\$52,440	\$58,260	\$62,940	\$67,620	\$72,300	\$76,920
55% AMI	\$37,400	\$42,735	\$48,070	\$53,405	\$57,695	\$61,985	\$66,275	\$70,510
50% AMI	\$34,000	\$38,850	\$43,700	\$48,550	\$52,450	\$56,350	\$60,250	\$64,100
45% AMI	\$30,600	\$34,965	\$39,330	\$43,695	\$47,205	\$50,715	\$54,225	\$57,690
40% AMI	\$27,200	\$31,080	\$34,960	\$38,840	\$41,960	\$45,080	\$48,200	\$51,280
35% AMI	\$23,800	\$27,195	\$30,590	\$33,985	\$36,715	\$39,445	\$42,175	\$44,870
30% AMI	\$20,400	\$23,310	\$26,220	\$29,130	\$31,470	\$33,810	\$36,150	\$38,460
25% AMI	\$17,000	\$19,425	\$21,850	\$24,275	\$26,225	\$28,175	\$30,125	\$32,050
20% AMI	\$13,600	\$15,540	\$17,480	\$19,420	\$20,980	\$22,540	\$24,100	\$25,640
15% AMI	\$10,200	\$11,655	\$13,110	\$14,565	\$15,735	\$16,905	\$18,075	\$19,230

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>TUOLUMNE</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2013, 2019, 2012, 2015, 2018, 2014, 2011, 2016, 2017, 2010, 2009</b>							
100% AMI	\$71,600	\$81,800	\$92,000	\$102,200	\$110,400	\$118,600	\$126,800	\$135,000
80% AMI	\$57,280	\$65,440	\$73,600	\$81,760	\$88,320	\$94,880	\$101,440	\$108,000
75% AMI	\$53,700	\$61,350	\$69,000	\$76,650	\$82,800	\$88,950	\$95,100	\$101,250
70% AMI	\$50,120	\$57,260	\$64,400	\$71,540	\$77,280	\$83,020	\$88,760	\$94,500
65% AMI	\$46,540	\$53,170	\$59,800	\$66,430	\$71,760	\$77,090	\$82,420	\$87,750
60% AMI	\$42,960	\$49,080	\$55,200	\$61,320	\$66,240	\$71,160	\$76,080	\$81,000
55% AMI	\$39,380	\$44,990	\$50,600	\$56,210	\$60,720	\$65,230	\$69,740	\$74,250
50% AMI	\$35,800	\$40,900	\$46,000	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500
45% AMI	\$32,220	\$36,810	\$41,400	\$45,990	\$49,680	\$53,370	\$57,060	\$60,750
40% AMI	\$28,640	\$32,720	\$36,800	\$40,880	\$44,160	\$47,440	\$50,720	\$54,000
35% AMI	\$25,060	\$28,630	\$32,200	\$35,770	\$38,640	\$41,510	\$44,380	\$47,250
30% AMI	\$21,480	\$24,540	\$27,600	\$30,660	\$33,120	\$35,580	\$38,040	\$40,500
25% AMI	\$17,900	\$20,450	\$23,000	\$25,550	\$27,600	\$29,650	\$31,700	\$33,750
20% AMI	\$14,320	\$16,360	\$18,400	\$20,440	\$22,080	\$23,720	\$25,360	\$27,000
15% AMI	\$10,740	\$12,270	\$13,800	\$15,330	\$16,560	\$17,790	\$19,020	\$20,250
<b>VENTURA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2017, 2016, 2015, 2012, 2011, 2014, 2009, 2013, 2010</b>							
100% AMI	\$109,900	\$125,600	\$141,300	\$157,000	\$169,600	\$182,200	\$194,700	\$207,300
80% AMI	\$87,920	\$100,480	\$113,040	\$125,600	\$135,680	\$145,760	\$155,760	\$165,840
75% AMI	\$82,425	\$94,200	\$105,975	\$117,750	\$127,200	\$136,650	\$146,025	\$155,475
70% AMI	\$76,930	\$87,920	\$98,910	\$109,900	\$118,720	\$127,540	\$136,290	\$145,110
65% AMI	\$71,435	\$81,640	\$91,845	\$102,050	\$110,240	\$118,430	\$126,555	\$134,745
60% AMI	\$65,940	\$75,360	\$84,780	\$94,200	\$101,760	\$109,320	\$116,820	\$124,380
55% AMI	\$60,445	\$69,080	\$77,715	\$86,350	\$93,280	\$100,210	\$107,085	\$114,015
50% AMI	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650
45% AMI	\$49,455	\$56,520	\$63,585	\$70,650	\$76,320	\$81,990	\$87,615	\$93,285
40% AMI	\$43,960	\$50,240	\$56,520	\$62,800	\$67,840	\$72,880	\$77,880	\$82,920
35% AMI	\$38,465	\$43,960	\$49,455	\$54,950	\$59,360	\$63,770	\$68,145	\$72,555
30% AMI	\$32,970	\$37,680	\$42,390	\$47,100	\$50,880	\$54,660	\$58,410	\$62,190
25% AMI	\$27,475	\$31,400	\$35,325	\$39,250	\$42,400	\$45,550	\$48,675	\$51,825
20% AMI	\$21,980	\$25,120	\$28,260	\$31,400	\$33,920	\$36,440	\$38,940	\$41,460
15% AMI	\$16,485	\$18,840	\$21,195	\$23,550	\$25,440	\$27,330	\$29,205	\$31,095
<b>YOLO</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2012, 2011, 2013, 2017, 2016, 2014, 2009, 2010, 2015</b>							
100% AMI	\$90,800	\$103,700	\$116,700	\$129,600	\$140,000	\$150,400	\$160,800	\$171,100
80% AMI	\$72,640	\$82,960	\$93,360	\$103,680	\$112,000	\$120,320	\$128,640	\$136,880
75% AMI	\$68,100	\$77,775	\$87,525	\$97,200	\$105,000	\$112,800	\$120,600	\$128,325
70% AMI	\$63,560	\$72,590	\$81,690	\$90,720	\$98,000	\$105,280	\$112,560	\$119,770
65% AMI	\$59,020	\$67,405	\$75,855	\$84,240	\$91,000	\$97,760	\$104,520	\$111,215
60% AMI	\$54,480	\$62,220	\$70,020	\$77,760	\$84,000	\$90,240	\$96,480	\$102,660
55% AMI	\$49,940	\$57,035	\$64,185	\$71,280	\$77,000	\$82,720	\$88,440	\$94,105
50% AMI	\$45,400	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,550
45% AMI	\$40,860	\$46,665	\$52,515	\$58,320	\$63,000	\$67,680	\$72,360	\$76,995
40% AMI	\$36,320	\$41,480	\$46,680	\$51,840	\$56,000	\$60,160	\$64,320	\$68,440
35% AMI	\$31,780	\$36,295	\$40,845	\$45,360	\$49,000	\$52,640	\$56,280	\$59,885
30% AMI	\$27,240	\$31,110	\$35,010	\$38,880	\$42,000	\$45,120	\$48,240	\$51,330
25% AMI	\$22,700	\$25,925	\$29,175	\$32,400	\$35,000	\$37,600	\$40,200	\$42,775
20% AMI	\$18,160	\$20,740	\$23,340	\$25,920	\$28,000	\$30,080	\$32,160	\$34,220
15% AMI	\$13,620	\$15,555	\$17,505	\$19,440	\$21,000	\$22,560	\$24,120	\$25,665

## Multifamily Housing Programs

### 2026 Multifamily Tax Subsidy Project (MTSP) Income Limits - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Income Limits apply to MTSPs located within the counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Income Limits should be compared with current project income limits to see if income limits can be increased. The HERA hold harmless provisions prevent Income Limits from falling below the highest levels the project has operated under. A different set of Income Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>YUBA</b>	<b>Income limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2017, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014</b>							
100% AMI	\$71,400	\$81,600	\$91,800	\$101,900	\$110,100	\$118,300	\$126,400	\$134,600
80% AMI	\$57,120	\$65,280	\$73,440	\$81,520	\$88,080	\$94,640	\$101,120	\$107,680
75% AMI	\$53,550	\$61,200	\$68,850	\$76,425	\$82,575	\$88,725	\$94,800	\$100,950
70% AMI	\$49,980	\$57,120	\$64,260	\$71,330	\$77,070	\$82,810	\$88,480	\$94,220
65% AMI	\$46,410	\$53,040	\$59,670	\$66,235	\$71,565	\$76,895	\$82,160	\$87,490
60% AMI	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760
55% AMI	\$39,270	\$44,880	\$50,490	\$56,045	\$60,555	\$65,065	\$69,520	\$74,030
50% AMI	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300
45% AMI	\$32,130	\$36,720	\$41,310	\$45,855	\$49,545	\$53,235	\$56,880	\$60,570
40% AMI	\$28,560	\$32,640	\$36,720	\$40,760	\$44,040	\$47,320	\$50,560	\$53,840
35% AMI	\$24,990	\$28,560	\$32,130	\$35,665	\$38,535	\$41,405	\$44,240	\$47,110
30% AMI	\$21,420	\$24,480	\$27,540	\$30,570	\$33,030	\$35,490	\$37,920	\$40,380
25% AMI	\$17,850	\$20,400	\$22,950	\$25,475	\$27,525	\$29,575	\$31,600	\$33,650
20% AMI	\$14,280	\$16,320	\$18,360	\$20,380	\$22,020	\$23,660	\$25,280	\$26,920
15% AMI	\$10,710	\$12,240	\$13,770	\$15,285	\$16,515	\$17,745	\$18,960	\$20,190

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>ALAMEDA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2011, 2014, 2010, 2009, 2013, 2008, 2007, 2006</b>				
100% AMI	\$2,970	\$3,182	\$3,820	\$4,412	\$4,922
80% AMI	\$2,376	\$2,546	\$3,056	\$3,530	\$3,938
75% AMI	\$2,227	\$2,386	\$2,865	\$3,309	\$3,691
70% AMI	\$2,079	\$2,227	\$2,674	\$3,088	\$3,445
65% AMI	\$1,930	\$2,068	\$2,483	\$2,868	\$3,199
60% AMI	\$1,782	\$1,909	\$2,292	\$2,647	\$2,953
55% AMI	\$1,633	\$1,750	\$2,101	\$2,426	\$2,707
50% AMI	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
45% AMI	\$1,336	\$1,432	\$1,719	\$1,985	\$2,215
40% AMI	\$1,188	\$1,273	\$1,528	\$1,765	\$1,969
35% AMI	\$1,039	\$1,113	\$1,337	\$1,544	\$1,722
30% AMI	\$891	\$954	\$1,146	\$1,323	\$1,476
25% AMI	\$742	\$795	\$955	\$1,103	\$1,230
20% AMI	\$594	\$636	\$764	\$882	\$984
15% AMI	\$445	\$477	\$573	\$661	\$738
<b>ALPINE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2015, 2020, 2016, 2014, 2021, 2019, 2017, 2018, 2013, 2012, 2011, 2009, 2008, 2010, 2007, 2006</b>				
100% AMI	\$2,184	\$2,340	\$2,810	\$3,244	\$3,620
80% AMI	\$1,748	\$1,873	\$2,248	\$2,596	\$2,896
75% AMI	\$1,638	\$1,755	\$2,107	\$2,433	\$2,715
70% AMI	\$1,529	\$1,638	\$1,967	\$2,271	\$2,534
65% AMI	\$1,420	\$1,521	\$1,826	\$2,109	\$2,353
60% AMI	\$1,311	\$1,404	\$1,686	\$1,947	\$2,172
55% AMI	\$1,201	\$1,287	\$1,545	\$1,784	\$1,991
50% AMI	\$1,092	\$1,170	\$1,405	\$1,622	\$1,810
45% AMI	\$983	\$1,053	\$1,264	\$1,460	\$1,629
40% AMI	\$874	\$936	\$1,124	\$1,298	\$1,448
35% AMI	\$764	\$819	\$983	\$1,135	\$1,267
30% AMI	\$655	\$702	\$843	\$973	\$1,086
25% AMI	\$546	\$585	\$702	\$811	\$905
20% AMI	\$437	\$468	\$562	\$649	\$724
15% AMI	\$327	\$351	\$421	\$486	\$543
<b>AMADOR</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2018, 2019, 2014, 2017, 2016, 2013, 2015, 2009, 2010, 2012, 2011, 2008, 2007, 2006</b>				
100% AMI	\$1,934	\$2,072	\$2,486	\$2,872	\$3,204
80% AMI	\$1,548	\$1,658	\$1,990	\$2,299	\$2,564
75% AMI	\$1,451	\$1,554	\$1,865	\$2,155	\$2,403
70% AMI	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243
65% AMI	\$1,257	\$1,347	\$1,616	\$1,867	\$2,083
60% AMI	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923
55% AMI	\$1,064	\$1,139	\$1,368	\$1,580	\$1,762
50% AMI	\$967	\$1,036	\$1,243	\$1,436	\$1,602
45% AMI	\$870	\$932	\$1,119	\$1,293	\$1,442
40% AMI	\$774	\$829	\$995	\$1,149	\$1,282
35% AMI	\$677	\$725	\$870	\$1,005	\$1,121
30% AMI	\$580	\$621	\$746	\$862	\$961
25% AMI	\$483	\$518	\$621	\$718	\$801
20% AMI	\$387	\$414	\$497	\$574	\$641
15% AMI	\$290	\$310	\$373	\$431	\$480

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>BUTTE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2016, 2012, 2011, 2013, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>CALAVERAS</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2023, 2024, 2022, 2021, 2020, 2019, 2018, 2016, 2015, 2014, 2013, 2012, 2017, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,796	\$1,924	\$2,310	\$2,668	\$2,976
80% AMI	\$1,438	\$1,540	\$1,848	\$2,135	\$2,382
75% AMI	\$1,348	\$1,443	\$1,732	\$2,001	\$2,233
70% AMI	\$1,258	\$1,347	\$1,617	\$1,868	\$2,084
65% AMI	\$1,168	\$1,251	\$1,501	\$1,734	\$1,935
60% AMI	\$1,078	\$1,155	\$1,386	\$1,601	\$1,786
55% AMI	\$988	\$1,058	\$1,270	\$1,467	\$1,637
50% AMI	\$898	\$962	\$1,155	\$1,334	\$1,488
45% AMI	\$808	\$866	\$1,039	\$1,200	\$1,339
40% AMI	\$719	\$770	\$924	\$1,067	\$1,191
35% AMI	\$629	\$673	\$808	\$934	\$1,042
30% AMI	\$539	\$577	\$693	\$800	\$893
25% AMI	\$449	\$481	\$577	\$667	\$744
20% AMI	\$359	\$385	\$462	\$533	\$595
15% AMI	\$269	\$288	\$346	\$400	\$446
<b>COLUSA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2016, 2015, 2012, 2014, 2013, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>CONTRA COSTA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2011, 2014, 2010, 2009, 2013, 2008, 2007, 2006</b>				
100% AMI	\$2,970	\$3,182	\$3,820	\$4,412	\$4,922
80% AMI	\$2,376	\$2,546	\$3,056	\$3,530	\$3,938
75% AMI	\$2,227	\$2,386	\$2,865	\$3,309	\$3,691
70% AMI	\$2,079	\$2,227	\$2,674	\$3,088	\$3,445
65% AMI	\$1,930	\$2,068	\$2,483	\$2,868	\$3,199
60% AMI	\$1,782	\$1,909	\$2,292	\$2,647	\$2,953
55% AMI	\$1,633	\$1,750	\$2,101	\$2,426	\$2,707
50% AMI	\$1,485	\$1,591	\$1,910	\$2,206	\$2,461
45% AMI	\$1,336	\$1,432	\$1,719	\$1,985	\$2,215
40% AMI	\$1,188	\$1,273	\$1,528	\$1,765	\$1,969
35% AMI	\$1,039	\$1,113	\$1,337	\$1,544	\$1,722
30% AMI	\$891	\$954	\$1,146	\$1,323	\$1,476
25% AMI	\$742	\$795	\$955	\$1,103	\$1,230
20% AMI	\$594	\$636	\$764	\$882	\$984
15% AMI	\$445	\$477	\$573	\$661	\$738
<b>DEL NORTE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>EL DORADO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2008, 2016, 2014, 2007, 2006</b>				
100% AMI	\$2,300	\$2,464	\$2,956	\$3,416	\$3,812
80% AMI	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
75% AMI	\$1,725	\$1,848	\$2,218	\$2,563	\$2,859
70% AMI	\$1,610	\$1,725	\$2,070	\$2,392	\$2,668
65% AMI	\$1,495	\$1,602	\$1,922	\$2,221	\$2,478
60% AMI	\$1,380	\$1,479	\$1,774	\$2,050	\$2,287
55% AMI	\$1,265	\$1,355	\$1,626	\$1,879	\$2,096
50% AMI	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
45% AMI	\$1,035	\$1,109	\$1,330	\$1,537	\$1,715
40% AMI	\$920	\$986	\$1,183	\$1,367	\$1,525
35% AMI	\$805	\$862	\$1,035	\$1,196	\$1,334
30% AMI	\$690	\$739	\$887	\$1,025	\$1,143
25% AMI	\$575	\$616	\$739	\$854	\$953
20% AMI	\$460	\$493	\$591	\$683	\$762
15% AMI	\$345	\$369	\$443	\$512	\$571

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>FRESNO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>GLENN</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>HUMBOLDT</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2014, 2013, 2011, 2015, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>IMPERIAL</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>INYO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2016, 2015, 2017, 2018, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>KERN</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>KINGS</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
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30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>LAKE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>LASSEN</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2015, 2017, 2019, 2018, 2014, 2016, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
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30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>LOS ANGELES</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2011, 2012, 2015, 2013, 2010, 2014, 2009, 2008, 2007, 2006</b>				
100% AMI	\$2,914	\$3,122	\$3,746	\$4,330	\$4,830
80% AMI	\$2,332	\$2,499	\$2,998	\$3,465	\$3,864
75% AMI	\$2,186	\$2,342	\$2,810	\$3,248	\$3,622
70% AMI	\$2,040	\$2,186	\$2,623	\$3,031	\$3,381
65% AMI	\$1,894	\$2,030	\$2,435	\$2,815	\$3,139
60% AMI	\$1,749	\$1,874	\$2,248	\$2,598	\$2,898
55% AMI	\$1,603	\$1,718	\$2,061	\$2,382	\$2,656
50% AMI	\$1,457	\$1,561	\$1,873	\$2,165	\$2,415
45% AMI	\$1,311	\$1,405	\$1,686	\$1,949	\$2,173
40% AMI	\$1,166	\$1,249	\$1,499	\$1,732	\$1,932
35% AMI	\$1,020	\$1,093	\$1,311	\$1,515	\$1,690
30% AMI	\$874	\$937	\$1,124	\$1,299	\$1,449
25% AMI	\$728	\$780	\$936	\$1,082	\$1,207
20% AMI	\$583	\$624	\$749	\$866	\$966
15% AMI	\$437	\$468	\$562	\$649	\$724
<b>MADERA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>MARIN</b>	<b>Rent limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013</b>				
100% AMI	\$3,676	\$3,940	\$4,726	\$5,462	\$6,094
80% AMI	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
75% AMI	\$2,758	\$2,955	\$3,545	\$4,097	\$4,571
70% AMI	\$2,574	\$2,758	\$3,309	\$3,824	\$4,266
65% AMI	\$2,390	\$2,561	\$3,072	\$3,551	\$3,961
60% AMI	\$2,206	\$2,364	\$2,836	\$3,278	\$3,657
55% AMI	\$2,022	\$2,167	\$2,600	\$3,005	\$3,352
50% AMI	\$1,838	\$1,970	\$2,363	\$2,731	\$3,047
45% AMI	\$1,654	\$1,773	\$2,127	\$2,458	\$2,742
40% AMI	\$1,471	\$1,576	\$1,891	\$2,185	\$2,438
35% AMI	\$1,287	\$1,379	\$1,654	\$1,912	\$2,133
30% AMI	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828
25% AMI	\$919	\$985	\$1,181	\$1,365	\$1,523
20% AMI	\$735	\$788	\$945	\$1,092	\$1,219
15% AMI	\$551	\$591	\$709	\$819	\$914

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>MARIPOSA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2016, 2015, 2013, 2014, 2012, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>MENDOCINO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,746	\$1,872	\$2,246	\$2,594	\$2,894
80% AMI	\$1,398	\$1,498	\$1,798	\$2,076	\$2,316
75% AMI	\$1,310	\$1,404	\$1,685	\$1,946	\$2,171
70% AMI	\$1,223	\$1,310	\$1,573	\$1,816	\$2,026
65% AMI	\$1,135	\$1,217	\$1,460	\$1,686	\$1,881
60% AMI	\$1,048	\$1,123	\$1,348	\$1,557	\$1,737
55% AMI	\$961	\$1,029	\$1,236	\$1,427	\$1,592
50% AMI	\$873	\$936	\$1,123	\$1,297	\$1,447
45% AMI	\$786	\$842	\$1,011	\$1,167	\$1,302
40% AMI	\$699	\$749	\$899	\$1,038	\$1,158
35% AMI	\$611	\$655	\$786	\$908	\$1,013
30% AMI	\$524	\$561	\$674	\$778	\$868
25% AMI	\$436	\$468	\$561	\$648	\$723
20% AMI	\$349	\$374	\$449	\$519	\$579
15% AMI	\$262	\$280	\$337	\$389	\$434
<b>MERCED</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2012, 2013, 2011, 2014, 2009, 2010, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>MODOC</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>MONO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2021, 2020, 2022, 2021, 2013, 2019, 2018, 2015, 2017, 2012, 2016, 2011, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,962	\$2,102	\$2,522	\$2,918	\$3,254
80% AMI	\$1,570	\$1,683	\$2,018	\$2,335	\$2,604
75% AMI	\$1,471	\$1,577	\$1,891	\$2,189	\$2,441
70% AMI	\$1,373	\$1,472	\$1,765	\$2,043	\$2,278
65% AMI	\$1,275	\$1,367	\$1,639	\$1,897	\$2,115
60% AMI	\$1,177	\$1,262	\$1,513	\$1,751	\$1,953
55% AMI	\$1,079	\$1,157	\$1,387	\$1,605	\$1,790
50% AMI	\$981	\$1,051	\$1,261	\$1,459	\$1,627
45% AMI	\$883	\$946	\$1,135	\$1,313	\$1,464
40% AMI	\$785	\$841	\$1,009	\$1,167	\$1,302
35% AMI	\$686	\$736	\$882	\$1,021	\$1,139
30% AMI	\$588	\$631	\$756	\$875	\$976
25% AMI	\$490	\$525	\$630	\$729	\$813
20% AMI	\$392	\$420	\$504	\$583	\$651
15% AMI	\$294	\$315	\$378	\$437	\$488
<b>MONTEREY</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2009, 2010, 2008, 2007, 2006</b>				
100% AMI	\$2,736	\$2,932	\$3,520	\$4,066	\$4,536
80% AMI	\$2,190	\$2,347	\$2,816	\$3,254	\$3,630
75% AMI	\$2,053	\$2,200	\$2,640	\$3,050	\$3,403
70% AMI	\$1,916	\$2,053	\$2,464	\$2,847	\$3,176
65% AMI	\$1,779	\$1,906	\$2,288	\$2,643	\$2,949
60% AMI	\$1,642	\$1,760	\$2,112	\$2,440	\$2,722
55% AMI	\$1,505	\$1,613	\$1,936	\$2,237	\$2,495
50% AMI	\$1,368	\$1,466	\$1,760	\$2,033	\$2,268
45% AMI	\$1,231	\$1,320	\$1,584	\$1,830	\$2,041
40% AMI	\$1,095	\$1,173	\$1,408	\$1,627	\$1,815
35% AMI	\$958	\$1,026	\$1,232	\$1,423	\$1,588
30% AMI	\$821	\$880	\$1,056	\$1,220	\$1,361
25% AMI	\$684	\$733	\$880	\$1,016	\$1,134
20% AMI	\$547	\$586	\$704	\$813	\$907
15% AMI	\$410	\$440	\$528	\$610	\$680

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>NAPA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2016, 2015, 2012, 2011, 2014, 2013, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$3,084	\$3,304	\$3,966	\$4,584	\$5,114
80% AMI	\$2,468	\$2,644	\$3,174	\$3,668	\$4,092
75% AMI	\$2,313	\$2,478	\$2,975	\$3,438	\$3,836
70% AMI	\$2,159	\$2,313	\$2,777	\$3,209	\$3,580
65% AMI	\$2,005	\$2,148	\$2,578	\$2,980	\$3,324
60% AMI	\$1,851	\$1,983	\$2,380	\$2,751	\$3,069
55% AMI	\$1,696	\$1,817	\$2,182	\$2,521	\$2,813
50% AMI	\$1,542	\$1,652	\$1,983	\$2,292	\$2,557
45% AMI	\$1,388	\$1,487	\$1,785	\$2,063	\$2,301
40% AMI	\$1,234	\$1,322	\$1,587	\$1,834	\$2,046
35% AMI	\$1,079	\$1,156	\$1,388	\$1,604	\$1,790
30% AMI	\$925	\$991	\$1,190	\$1,375	\$1,534
25% AMI	\$771	\$826	\$991	\$1,146	\$1,278
20% AMI	\$617	\$661	\$793	\$917	\$1,023
15% AMI	\$462	\$495	\$595	\$687	\$767
<b>NEVADA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2015, 2017, 2016, 2012, 2018, 2014, 2011, 2010, 2009, 2013, 2008, 2007, 2006</b>				
100% AMI	\$2,190	\$2,346	\$2,814	\$3,252	\$3,630
80% AMI	\$1,752	\$1,877	\$2,252	\$2,602	\$2,904
75% AMI	\$1,642	\$1,759	\$2,111	\$2,439	\$2,722
70% AMI	\$1,533	\$1,642	\$1,970	\$2,276	\$2,541
65% AMI	\$1,423	\$1,525	\$1,829	\$2,114	\$2,359
60% AMI	\$1,314	\$1,407	\$1,689	\$1,951	\$2,178
55% AMI	\$1,204	\$1,290	\$1,548	\$1,788	\$1,996
50% AMI	\$1,095	\$1,173	\$1,407	\$1,626	\$1,815
45% AMI	\$985	\$1,055	\$1,266	\$1,463	\$1,633
40% AMI	\$876	\$938	\$1,126	\$1,301	\$1,452
35% AMI	\$766	\$821	\$985	\$1,138	\$1,270
30% AMI	\$657	\$703	\$844	\$975	\$1,089
25% AMI	\$547	\$586	\$703	\$813	\$907
20% AMI	\$438	\$469	\$563	\$650	\$726
15% AMI	\$328	\$351	\$422	\$487	\$544
<b>ORANGE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2012, 2015, 2009, 2008, 2010, 2011, 2013, 2014, 2007, 2006</b>				
100% AMI	\$3,256	\$3,490	\$4,186	\$4,838	\$5,396
80% AMI	\$2,606	\$2,792	\$3,350	\$3,871	\$4,318
75% AMI	\$2,443	\$2,617	\$3,140	\$3,629	\$4,048
70% AMI	\$2,280	\$2,443	\$2,931	\$3,387	\$3,778
65% AMI	\$2,117	\$2,268	\$2,721	\$3,145	\$3,508
60% AMI	\$1,954	\$2,094	\$2,512	\$2,903	\$3,238
55% AMI	\$1,791	\$1,919	\$2,303	\$2,661	\$2,968
50% AMI	\$1,628	\$1,745	\$2,093	\$2,419	\$2,698
45% AMI	\$1,465	\$1,570	\$1,884	\$2,177	\$2,428
40% AMI	\$1,303	\$1,396	\$1,675	\$1,935	\$2,159
35% AMI	\$1,140	\$1,221	\$1,465	\$1,693	\$1,889
30% AMI	\$977	\$1,047	\$1,256	\$1,451	\$1,619
25% AMI	\$814	\$872	\$1,046	\$1,209	\$1,349
20% AMI	\$651	\$698	\$837	\$967	\$1,079
15% AMI	\$488	\$523	\$628	\$725	\$809

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>PLACER</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2008, 2016, 2014, 2007, 2006</b>				
100% AMI	\$2,300	\$2,464	\$2,956	\$3,416	\$3,812
80% AMI	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
75% AMI	\$1,725	\$1,848	\$2,218	\$2,563	\$2,859
70% AMI	\$1,610	\$1,725	\$2,070	\$2,392	\$2,668
65% AMI	\$1,495	\$1,602	\$1,922	\$2,221	\$2,478
60% AMI	\$1,380	\$1,479	\$1,774	\$2,050	\$2,287
55% AMI	\$1,265	\$1,355	\$1,626	\$1,879	\$2,096
50% AMI	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
45% AMI	\$1,035	\$1,109	\$1,330	\$1,537	\$1,715
40% AMI	\$920	\$986	\$1,183	\$1,367	\$1,525
35% AMI	\$805	\$862	\$1,035	\$1,196	\$1,334
30% AMI	\$690	\$739	\$887	\$1,025	\$1,143
25% AMI	\$575	\$616	\$739	\$854	\$953
20% AMI	\$460	\$493	\$591	\$683	\$762
15% AMI	\$345	\$369	\$443	\$512	\$571
<b>PLUMAS</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2010, 2009, 2008, 2016, 2011, 2012, 2013, 2015, 2007, 2006, 2014</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>RIVERSIDE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2009, 2008, 2010, 2017, 2016, 2013, 2015, 2014, 2007, 2006</b>				
100% AMI	\$2,152	\$2,306	\$2,766	\$3,198	\$3,566
80% AMI	\$1,722	\$1,845	\$2,214	\$2,559	\$2,854
75% AMI	\$1,614	\$1,729	\$2,075	\$2,399	\$2,675
70% AMI	\$1,506	\$1,614	\$1,937	\$2,239	\$2,497
65% AMI	\$1,399	\$1,499	\$1,798	\$2,079	\$2,318
60% AMI	\$1,291	\$1,383	\$1,660	\$1,919	\$2,140
55% AMI	\$1,183	\$1,268	\$1,522	\$1,759	\$1,962
50% AMI	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
45% AMI	\$968	\$1,037	\$1,245	\$1,439	\$1,605
40% AMI	\$861	\$922	\$1,107	\$1,279	\$1,427
35% AMI	\$753	\$807	\$968	\$1,119	\$1,248
30% AMI	\$645	\$691	\$830	\$959	\$1,070
25% AMI	\$538	\$576	\$691	\$799	\$891
20% AMI	\$430	\$461	\$553	\$639	\$713
15% AMI	\$322	\$345	\$415	\$479	\$535

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SACRAMENTO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2010, 2009, 2013, 2015, 2008, 2016, 2014, 2007, 2006</b>				
100% AMI	\$2,300	\$2,464	\$2,956	\$3,416	\$3,812
80% AMI	\$1,840	\$1,972	\$2,366	\$2,734	\$3,050
75% AMI	\$1,725	\$1,848	\$2,218	\$2,563	\$2,859
70% AMI	\$1,610	\$1,725	\$2,070	\$2,392	\$2,668
65% AMI	\$1,495	\$1,602	\$1,922	\$2,221	\$2,478
60% AMI	\$1,380	\$1,479	\$1,774	\$2,050	\$2,287
55% AMI	\$1,265	\$1,355	\$1,626	\$1,879	\$2,096
50% AMI	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906
45% AMI	\$1,035	\$1,109	\$1,330	\$1,537	\$1,715
40% AMI	\$920	\$986	\$1,183	\$1,367	\$1,525
35% AMI	\$805	\$862	\$1,035	\$1,196	\$1,334
30% AMI	\$690	\$739	\$887	\$1,025	\$1,143
25% AMI	\$575	\$616	\$739	\$854	\$953
20% AMI	\$460	\$493	\$591	\$683	\$762
15% AMI	\$345	\$369	\$443	\$512	\$571
<b>SAN BENITO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2019, 2020, 2021, 2018, 2017, 2010, 2009, 2013, 2012, 2011, 2016, 2008, 2014, 2007, 2015, 2006</b>				
100% AMI	\$2,572	\$2,754	\$3,306	\$3,820	\$4,262
80% AMI	\$2,058	\$2,204	\$2,646	\$3,056	\$3,410
75% AMI	\$1,929	\$2,066	\$2,480	\$2,865	\$3,196
70% AMI	\$1,800	\$1,928	\$2,315	\$2,674	\$2,983
65% AMI	\$1,672	\$1,790	\$2,149	\$2,483	\$2,770
60% AMI	\$1,543	\$1,653	\$1,984	\$2,292	\$2,557
55% AMI	\$1,414	\$1,515	\$1,819	\$2,101	\$2,344
50% AMI	\$1,286	\$1,377	\$1,653	\$1,910	\$2,131
45% AMI	\$1,157	\$1,239	\$1,488	\$1,719	\$1,918
40% AMI	\$1,029	\$1,102	\$1,323	\$1,528	\$1,705
35% AMI	\$900	\$964	\$1,157	\$1,337	\$1,491
30% AMI	\$771	\$826	\$992	\$1,146	\$1,278
25% AMI	\$643	\$688	\$826	\$955	\$1,065
20% AMI	\$514	\$551	\$661	\$764	\$852
15% AMI	\$385	\$413	\$496	\$573	\$639
<b>SAN BERNARDINO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2009, 2008, 2010, 2017, 2016, 2013, 2015, 2014, 2007, 2006</b>				
100% AMI	\$2,152	\$2,306	\$2,766	\$3,198	\$3,566
80% AMI	\$1,722	\$1,845	\$2,214	\$2,559	\$2,854
75% AMI	\$1,614	\$1,729	\$2,075	\$2,399	\$2,675
70% AMI	\$1,506	\$1,614	\$1,937	\$2,239	\$2,497
65% AMI	\$1,399	\$1,499	\$1,798	\$2,079	\$2,318
60% AMI	\$1,291	\$1,383	\$1,660	\$1,919	\$2,140
55% AMI	\$1,183	\$1,268	\$1,522	\$1,759	\$1,962
50% AMI	\$1,076	\$1,153	\$1,383	\$1,599	\$1,783
45% AMI	\$968	\$1,037	\$1,245	\$1,439	\$1,605
40% AMI	\$861	\$922	\$1,107	\$1,279	\$1,427
35% AMI	\$753	\$807	\$968	\$1,119	\$1,248
30% AMI	\$645	\$691	\$830	\$959	\$1,070
25% AMI	\$538	\$576	\$691	\$799	\$891
20% AMI	\$430	\$461	\$553	\$639	\$713
15% AMI	\$322	\$345	\$415	\$479	\$535

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SAN DIEGO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2009, 2011, 2015, 2013, 2012, 2008, 2014, 2010, 2007, 2006</b>				
100% AMI	\$3,062	\$3,280	\$3,936	\$4,546	\$5,072
80% AMI	\$2,450	\$2,625	\$3,150	\$3,638	\$4,058
75% AMI	\$2,296	\$2,460	\$2,953	\$3,410	\$3,804
70% AMI	\$2,143	\$2,296	\$2,756	\$3,183	\$3,550
65% AMI	\$1,990	\$2,132	\$2,559	\$2,955	\$3,297
60% AMI	\$1,837	\$1,968	\$2,362	\$2,728	\$3,043
55% AMI	\$1,684	\$1,804	\$2,165	\$2,501	\$2,789
50% AMI	\$1,531	\$1,640	\$1,968	\$2,273	\$2,536
45% AMI	\$1,378	\$1,476	\$1,771	\$2,046	\$2,282
40% AMI	\$1,225	\$1,312	\$1,575	\$1,819	\$2,029
35% AMI	\$1,071	\$1,148	\$1,378	\$1,591	\$1,775
30% AMI	\$918	\$984	\$1,181	\$1,364	\$1,521
25% AMI	\$765	\$820	\$984	\$1,136	\$1,268
20% AMI	\$612	\$656	\$787	\$909	\$1,014
15% AMI	\$459	\$492	\$590	\$682	\$760
<b>SAN FRANCISCO</b>	<b>Rent limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013</b>				
100% AMI	\$3,676	\$3,940	\$4,726	\$5,462	\$6,094
80% AMI	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
75% AMI	\$2,758	\$2,955	\$3,545	\$4,097	\$4,571
70% AMI	\$2,574	\$2,758	\$3,309	\$3,824	\$4,266
65% AMI	\$2,390	\$2,561	\$3,072	\$3,551	\$3,961
60% AMI	\$2,206	\$2,364	\$2,836	\$3,278	\$3,657
55% AMI	\$2,022	\$2,167	\$2,600	\$3,005	\$3,352
50% AMI	\$1,838	\$1,970	\$2,363	\$2,731	\$3,047
45% AMI	\$1,654	\$1,773	\$2,127	\$2,458	\$2,742
40% AMI	\$1,471	\$1,576	\$1,891	\$2,185	\$2,438
35% AMI	\$1,287	\$1,379	\$1,654	\$1,912	\$2,133
30% AMI	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828
25% AMI	\$919	\$985	\$1,181	\$1,365	\$1,523
20% AMI	\$735	\$788	\$945	\$1,092	\$1,219
15% AMI	\$551	\$591	\$709	\$819	\$914
<b>SAN JOAQUIN</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2012, 2011, 2018, 2009, 2010, 2013, 2008, 2017, 2007, 2014, 2015, 2016, 2006</b>				
100% AMI	\$1,892	\$2,026	\$2,432	\$2,810	\$3,134
80% AMI	\$1,514	\$1,622	\$1,946	\$2,249	\$2,508
75% AMI	\$1,419	\$1,520	\$1,824	\$2,108	\$2,351
70% AMI	\$1,324	\$1,419	\$1,702	\$1,967	\$2,194
65% AMI	\$1,230	\$1,317	\$1,581	\$1,827	\$2,037
60% AMI	\$1,135	\$1,216	\$1,459	\$1,686	\$1,881
55% AMI	\$1,040	\$1,115	\$1,337	\$1,546	\$1,724
50% AMI	\$946	\$1,013	\$1,216	\$1,405	\$1,567
45% AMI	\$851	\$912	\$1,094	\$1,265	\$1,410
40% AMI	\$757	\$811	\$973	\$1,124	\$1,254
35% AMI	\$662	\$709	\$851	\$983	\$1,097
30% AMI	\$567	\$608	\$729	\$843	\$940
25% AMI	\$473	\$506	\$608	\$702	\$783
20% AMI	\$378	\$405	\$486	\$562	\$627
15% AMI	\$283	\$304	\$364	\$421	\$470

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SAN LUIS OBISPO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2015, 2016, 2012, 2014, 2011, 2010, 2013, 2009, 2008, 2007, 2006</b>				
100% AMI	\$2,674	\$2,866	\$3,440	\$3,974	\$4,434
80% AMI	\$2,140	\$2,293	\$2,752	\$3,180	\$3,548
75% AMI	\$2,006	\$2,149	\$2,580	\$2,981	\$3,326
70% AMI	\$1,872	\$2,006	\$2,408	\$2,782	\$3,104
65% AMI	\$1,738	\$1,863	\$2,236	\$2,583	\$2,882
60% AMI	\$1,605	\$1,719	\$2,064	\$2,385	\$2,661
55% AMI	\$1,471	\$1,576	\$1,892	\$2,186	\$2,439
50% AMI	\$1,337	\$1,433	\$1,720	\$1,987	\$2,217
45% AMI	\$1,203	\$1,289	\$1,548	\$1,788	\$1,995
40% AMI	\$1,070	\$1,146	\$1,376	\$1,590	\$1,774
35% AMI	\$936	\$1,003	\$1,204	\$1,391	\$1,552
30% AMI	\$802	\$859	\$1,032	\$1,192	\$1,330
25% AMI	\$668	\$716	\$860	\$993	\$1,108
20% AMI	\$535	\$573	\$688	\$795	\$887
15% AMI	\$401	\$429	\$516	\$596	\$665
<b>SAN MATEO</b>	<b>Rent limits (greatest to lowest) 2026, 2024, 2025, 2022, 2023, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013</b>				
100% AMI	\$3,676	\$3,940	\$4,726	\$5,462	\$6,094
80% AMI	\$2,942	\$3,152	\$3,782	\$4,371	\$4,876
75% AMI	\$2,758	\$2,955	\$3,545	\$4,097	\$4,571
70% AMI	\$2,574	\$2,758	\$3,309	\$3,824	\$4,266
65% AMI	\$2,390	\$2,561	\$3,072	\$3,551	\$3,961
60% AMI	\$2,206	\$2,364	\$2,836	\$3,278	\$3,657
55% AMI	\$2,022	\$2,167	\$2,600	\$3,005	\$3,352
50% AMI	\$1,838	\$1,970	\$2,363	\$2,731	\$3,047
45% AMI	\$1,654	\$1,773	\$2,127	\$2,458	\$2,742
40% AMI	\$1,471	\$1,576	\$1,891	\$2,185	\$2,438
35% AMI	\$1,287	\$1,379	\$1,654	\$1,912	\$2,133
30% AMI	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828
25% AMI	\$919	\$985	\$1,181	\$1,365	\$1,523
20% AMI	\$735	\$788	\$945	\$1,092	\$1,219
15% AMI	\$551	\$591	\$709	\$819	\$914
<b>SANTA BARBARA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2013, 2009, 2008, 2012, 2014, 2010, 2011, 2007, 2006</b>				
100% AMI	\$3,186	\$3,414	\$4,096	\$4,734	\$5,282
80% AMI	\$2,550	\$2,732	\$3,278	\$3,788	\$4,226
75% AMI	\$2,390	\$2,561	\$3,073	\$3,551	\$3,961
70% AMI	\$2,231	\$2,390	\$2,868	\$3,314	\$3,697
65% AMI	\$2,071	\$2,219	\$2,663	\$3,077	\$3,433
60% AMI	\$1,912	\$2,049	\$2,458	\$2,841	\$3,169
55% AMI	\$1,753	\$1,878	\$2,253	\$2,604	\$2,905
50% AMI	\$1,593	\$1,707	\$2,048	\$2,367	\$2,641
45% AMI	\$1,434	\$1,536	\$1,843	\$2,130	\$2,377
40% AMI	\$1,275	\$1,366	\$1,639	\$1,894	\$2,113
35% AMI	\$1,115	\$1,195	\$1,434	\$1,657	\$1,848
30% AMI	\$956	\$1,024	\$1,229	\$1,420	\$1,584
25% AMI	\$796	\$853	\$1,024	\$1,183	\$1,320
20% AMI	\$637	\$683	\$819	\$947	\$1,056
15% AMI	\$478	\$512	\$614	\$710	\$792

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SANTA CLARA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2009, 2008, 2007, 2006, 2012, 2011, 2010, 2014, 2013</b>				
100% AMI	\$3,596	\$3,852	\$4,624	\$5,342	\$5,960
80% AMI	\$2,878	\$3,083	\$3,700	\$4,275	\$4,768
75% AMI	\$2,698	\$2,890	\$3,468	\$4,007	\$4,470
70% AMI	\$2,518	\$2,697	\$3,237	\$3,740	\$4,172
65% AMI	\$2,338	\$2,504	\$3,006	\$3,473	\$3,874
60% AMI	\$2,158	\$2,312	\$2,775	\$3,206	\$3,576
55% AMI	\$1,978	\$2,119	\$2,543	\$2,939	\$3,278
50% AMI	\$1,798	\$1,926	\$2,312	\$2,671	\$2,980
45% AMI	\$1,618	\$1,734	\$2,081	\$2,404	\$2,682
40% AMI	\$1,439	\$1,541	\$1,850	\$2,137	\$2,384
35% AMI	\$1,259	\$1,348	\$1,618	\$1,870	\$2,086
30% AMI	\$1,079	\$1,156	\$1,387	\$1,603	\$1,788
25% AMI	\$899	\$963	\$1,156	\$1,335	\$1,490
20% AMI	\$719	\$770	\$925	\$1,068	\$1,192
15% AMI	\$539	\$578	\$693	\$801	\$894
<b>SANTA CRUZ</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2011, 2017, 2015, 2010, 2012, 2016, 2014, 2009, 2013, 2008, 2007, 2006</b>				
100% AMI	\$3,806	\$4,078	\$4,894	\$5,654	\$6,306
80% AMI	\$3,046	\$3,263	\$3,916	\$4,524	\$5,046
75% AMI	\$2,855	\$3,059	\$3,671	\$4,241	\$4,730
70% AMI	\$2,665	\$2,855	\$3,426	\$3,958	\$4,415
65% AMI	\$2,474	\$2,651	\$3,181	\$3,675	\$4,099
60% AMI	\$2,284	\$2,447	\$2,937	\$3,393	\$3,784
55% AMI	\$2,094	\$2,243	\$2,692	\$3,110	\$3,469
50% AMI	\$1,903	\$2,039	\$2,447	\$2,827	\$3,153
45% AMI	\$1,713	\$1,835	\$2,202	\$2,544	\$2,838
40% AMI	\$1,523	\$1,631	\$1,958	\$2,262	\$2,523
35% AMI	\$1,332	\$1,427	\$1,713	\$1,979	\$2,207
30% AMI	\$1,142	\$1,223	\$1,468	\$1,696	\$1,892
25% AMI	\$951	\$1,019	\$1,223	\$1,413	\$1,576
20% AMI	\$761	\$815	\$979	\$1,131	\$1,261
15% AMI	\$571	\$611	\$734	\$848	\$946
<b>SHASTA</b>	<b>Rent limits (greatest to lowest) 2025, 2026, 2024, 2023, 2022, 2021, 2020, 2019, 2017, 2018, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SIERRA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2022, 2024, 2023, 2021, 2020, 2019, 2013, 2018, 2017, 2012, 2014, 2016, 2011, 2015, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>SISKIYOU</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>SOLANO</b>	<b>Rent limits (greatest to lowest) 2025, 2026, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2012, 2011, 2017, 2009, 2010, 2013, 2016, 2014, 2008, 2007, 2015, 2006</b>				
100% AMI	\$2,286	\$2,450	\$2,940	\$3,396	\$3,786
80% AMI	\$1,830	\$1,960	\$2,352	\$2,717	\$3,030
75% AMI	\$1,715	\$1,837	\$2,205	\$2,547	\$2,840
70% AMI	\$1,601	\$1,715	\$2,058	\$2,377	\$2,651
65% AMI	\$1,486	\$1,592	\$1,911	\$2,207	\$2,461
60% AMI	\$1,372	\$1,470	\$1,764	\$2,037	\$2,272
55% AMI	\$1,258	\$1,347	\$1,617	\$1,867	\$2,083
50% AMI	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893
45% AMI	\$1,029	\$1,102	\$1,323	\$1,528	\$1,704
40% AMI	\$915	\$980	\$1,176	\$1,358	\$1,515
35% AMI	\$800	\$857	\$1,029	\$1,188	\$1,325
30% AMI	\$686	\$735	\$882	\$1,018	\$1,136
25% AMI	\$571	\$612	\$735	\$849	\$946
20% AMI	\$457	\$490	\$588	\$679	\$757
15% AMI	\$343	\$367	\$441	\$509	\$568

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>SONOMA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2012, 2016, 2011, 2010, 2009, 2015, 2013, 2008, 2014, 2007, 2006</b>				
100% AMI	\$2,884	\$3,090	\$3,710	\$4,284	\$4,780
80% AMI	\$2,308	\$2,473	\$2,968	\$3,428	\$3,824
75% AMI	\$2,163	\$2,318	\$2,782	\$3,213	\$3,585
70% AMI	\$2,019	\$2,163	\$2,597	\$2,999	\$3,346
65% AMI	\$1,875	\$2,009	\$2,411	\$2,785	\$3,107
60% AMI	\$1,731	\$1,854	\$2,226	\$2,571	\$2,868
55% AMI	\$1,586	\$1,700	\$2,040	\$2,356	\$2,629
50% AMI	\$1,442	\$1,545	\$1,855	\$2,142	\$2,390
45% AMI	\$1,298	\$1,391	\$1,669	\$1,928	\$2,151
40% AMI	\$1,154	\$1,236	\$1,484	\$1,714	\$1,912
35% AMI	\$1,009	\$1,081	\$1,298	\$1,499	\$1,673
30% AMI	\$865	\$927	\$1,113	\$1,285	\$1,434
25% AMI	\$721	\$772	\$927	\$1,071	\$1,195
20% AMI	\$577	\$618	\$742	\$857	\$956
15% AMI	\$432	\$463	\$556	\$642	\$717
<b>STANISLAUS</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2011, 2010, 2016, 2013, 2015, 2008, 2014, 2007, 2006</b>				
100% AMI	\$1,794	\$1,922	\$2,306	\$2,664	\$2,972
80% AMI	\$1,436	\$1,538	\$1,846	\$2,132	\$2,378
75% AMI	\$1,346	\$1,441	\$1,730	\$1,998	\$2,229
70% AMI	\$1,256	\$1,345	\$1,615	\$1,865	\$2,080
65% AMI	\$1,166	\$1,249	\$1,499	\$1,732	\$1,932
60% AMI	\$1,077	\$1,153	\$1,384	\$1,599	\$1,783
55% AMI	\$987	\$1,057	\$1,269	\$1,465	\$1,634
50% AMI	\$897	\$961	\$1,153	\$1,332	\$1,486
45% AMI	\$807	\$865	\$1,038	\$1,199	\$1,337
40% AMI	\$718	\$769	\$923	\$1,066	\$1,189
35% AMI	\$628	\$672	\$807	\$932	\$1,040
30% AMI	\$538	\$576	\$692	\$799	\$891
25% AMI	\$448	\$480	\$576	\$666	\$743
20% AMI	\$359	\$384	\$461	\$533	\$594
15% AMI	\$269	\$288	\$346	\$399	\$445
<b>SUTTER</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,784	\$1,912	\$2,294	\$2,650	\$2,956
80% AMI	\$1,428	\$1,530	\$1,836	\$2,120	\$2,366
75% AMI	\$1,338	\$1,434	\$1,721	\$1,987	\$2,218
70% AMI	\$1,249	\$1,338	\$1,606	\$1,855	\$2,070
65% AMI	\$1,160	\$1,243	\$1,491	\$1,722	\$1,922
60% AMI	\$1,071	\$1,147	\$1,377	\$1,590	\$1,774
55% AMI	\$981	\$1,051	\$1,262	\$1,457	\$1,626
50% AMI	\$892	\$956	\$1,147	\$1,325	\$1,478
45% AMI	\$803	\$860	\$1,032	\$1,192	\$1,330
40% AMI	\$714	\$765	\$918	\$1,060	\$1,183
35% AMI	\$624	\$669	\$803	\$927	\$1,035
30% AMI	\$535	\$573	\$688	\$795	\$887
25% AMI	\$446	\$478	\$573	\$662	\$739
20% AMI	\$357	\$382	\$459	\$530	\$591
15% AMI	\$267	\$286	\$344	\$397	\$443

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>TEHAMA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>TRINITY</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422
<b>TULARE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2017, 2018, 2016, 2012, 2013, 2011, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,700	\$1,820	\$2,184	\$2,524	\$2,816
80% AMI	\$1,360	\$1,457	\$1,748	\$2,020	\$2,254
75% AMI	\$1,275	\$1,365	\$1,638	\$1,893	\$2,113
70% AMI	\$1,190	\$1,274	\$1,529	\$1,767	\$1,972
65% AMI	\$1,105	\$1,183	\$1,420	\$1,641	\$1,831
60% AMI	\$1,020	\$1,092	\$1,311	\$1,515	\$1,690
55% AMI	\$935	\$1,001	\$1,201	\$1,388	\$1,549
50% AMI	\$850	\$910	\$1,092	\$1,262	\$1,408
45% AMI	\$765	\$819	\$983	\$1,136	\$1,267
40% AMI	\$680	\$728	\$874	\$1,010	\$1,127
35% AMI	\$595	\$637	\$764	\$883	\$986
30% AMI	\$510	\$546	\$655	\$757	\$845
25% AMI	\$425	\$455	\$546	\$631	\$704
20% AMI	\$340	\$364	\$437	\$505	\$563
15% AMI	\$255	\$273	\$327	\$378	\$422

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>TUOLUMNE</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2013, 2019, 2012, 2015, 2018, 2014, 2011, 2016, 2017, 2010, 2009, 2008, 2007, 2006</b>				
100% AMI	\$1,790	\$1,916	\$2,300	\$2,656	\$2,964
80% AMI	\$1,432	\$1,534	\$1,840	\$2,126	\$2,372
75% AMI	\$1,342	\$1,438	\$1,725	\$1,993	\$2,223
70% AMI	\$1,253	\$1,342	\$1,610	\$1,860	\$2,075
65% AMI	\$1,163	\$1,246	\$1,495	\$1,727	\$1,927
60% AMI	\$1,074	\$1,150	\$1,380	\$1,594	\$1,779
55% AMI	\$984	\$1,054	\$1,265	\$1,461	\$1,630
50% AMI	\$895	\$958	\$1,150	\$1,328	\$1,482
45% AMI	\$805	\$862	\$1,035	\$1,195	\$1,334
40% AMI	\$716	\$767	\$920	\$1,063	\$1,186
35% AMI	\$626	\$671	\$805	\$930	\$1,037
30% AMI	\$537	\$575	\$690	\$797	\$889
25% AMI	\$447	\$479	\$575	\$664	\$741
20% AMI	\$358	\$383	\$460	\$531	\$593
15% AMI	\$268	\$287	\$345	\$398	\$444
<b>VENTURA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2017, 2016, 2015, 2012, 2011, 2014, 2009, 2013, 2010, 2008, 2007, 2006</b>				
100% AMI	\$2,746	\$2,942	\$3,532	\$4,082	\$4,554
80% AMI	\$2,198	\$2,355	\$2,826	\$3,266	\$3,644
75% AMI	\$2,060	\$2,207	\$2,649	\$3,061	\$3,416
70% AMI	\$1,923	\$2,060	\$2,472	\$2,857	\$3,188
65% AMI	\$1,785	\$1,913	\$2,296	\$2,653	\$2,960
60% AMI	\$1,648	\$1,766	\$2,119	\$2,449	\$2,733
55% AMI	\$1,511	\$1,619	\$1,942	\$2,245	\$2,505
50% AMI	\$1,373	\$1,471	\$1,766	\$2,041	\$2,277
45% AMI	\$1,236	\$1,324	\$1,589	\$1,837	\$2,049
40% AMI	\$1,099	\$1,177	\$1,413	\$1,633	\$1,822
35% AMI	\$961	\$1,030	\$1,236	\$1,428	\$1,594
30% AMI	\$824	\$883	\$1,059	\$1,224	\$1,366
25% AMI	\$686	\$735	\$883	\$1,020	\$1,138
20% AMI	\$549	\$588	\$706	\$816	\$911
15% AMI	\$412	\$441	\$529	\$612	\$683
<b>YOLO</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2012, 2011, 2013, 2017, 2016, 2014, 2009, 2010, 2015, 2008, 2007, 2006</b>				
100% AMI	\$2,270	\$2,430	\$2,916	\$3,370	\$3,760
80% AMI	\$1,816	\$1,945	\$2,334	\$2,696	\$3,008
75% AMI	\$1,702	\$1,823	\$2,188	\$2,527	\$2,820
70% AMI	\$1,589	\$1,701	\$2,042	\$2,359	\$2,632
65% AMI	\$1,475	\$1,580	\$1,896	\$2,190	\$2,444
60% AMI	\$1,362	\$1,458	\$1,750	\$2,022	\$2,256
55% AMI	\$1,248	\$1,337	\$1,604	\$1,853	\$2,068
50% AMI	\$1,135	\$1,215	\$1,458	\$1,685	\$1,880
45% AMI	\$1,021	\$1,094	\$1,312	\$1,516	\$1,692
40% AMI	\$908	\$972	\$1,167	\$1,348	\$1,504
35% AMI	\$794	\$850	\$1,021	\$1,179	\$1,316
30% AMI	\$681	\$729	\$875	\$1,011	\$1,128
25% AMI	\$567	\$607	\$729	\$842	\$940
20% AMI	\$454	\$486	\$583	\$674	\$752
15% AMI	\$340	\$364	\$437	\$505	\$564

## Multifamily Housing Programs

### 2026 MTSP Rent Limits, gross rent including utility allowance - Effective May 1, 2026

The 2008 Housing and Economic Recovery Act (HERA) directed HUD in 2009 to publish separate income limits specifically for Multifamily Tax Subsidy Projects (MTSPs). These MTSP Regular Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, Santa Clara, or Solano and Placed In Service (PIS) on or after 1/1/09; or not located within these counties. These Rent Limits should be compared with current project rent limits to see if rent limits can be increased. The HERA hold harmless provisions prevent Rent Limits from falling below the highest levels the project has operated under. A different set of Rent Limits (2026 MTSP HERA Special) are applicable to MTSPs located within these six HERA Special counties and PIS prior to 1/1/09.

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

County	0 BR	1 BR	2 BR	3 BR	4 BR
<b>YUBA</b>	<b>Rent limits (greatest to lowest) 2026, 2025, 2024, 2023, 2022, 2020, 2021, 2019, 2018, 2017, 2012, 2016, 2011, 2013, 2015, 2010, 2009, 2014, 2008, 2007, 2006</b>				
100% AMI	\$1,784	\$1,912	\$2,294	\$2,650	\$2,956
80% AMI	\$1,428	\$1,530	\$1,836	\$2,120	\$2,366
75% AMI	\$1,338	\$1,434	\$1,721	\$1,987	\$2,218
70% AMI	\$1,249	\$1,338	\$1,606	\$1,855	\$2,070
65% AMI	\$1,160	\$1,243	\$1,491	\$1,722	\$1,922
60% AMI	\$1,071	\$1,147	\$1,377	\$1,590	\$1,774
55% AMI	\$981	\$1,051	\$1,262	\$1,457	\$1,626
50% AMI	\$892	\$956	\$1,147	\$1,325	\$1,478
45% AMI	\$803	\$860	\$1,032	\$1,192	\$1,330
40% AMI	\$714	\$765	\$918	\$1,060	\$1,183
35% AMI	\$624	\$669	\$803	\$927	\$1,035
30% AMI	\$535	\$573	\$688	\$795	\$887
25% AMI	\$446	\$478	\$573	\$662	\$739
20% AMI	\$357	\$382	\$459	\$530	\$591
15% AMI	\$267	\$286	\$344	\$397	\$443