

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

The Housing and Economic Recovery Act of 2008 (HERA) directed HUD beginning in 2009 to publish separate income limits specifically calculated for Multifamily Tax Subsidy Projects (MTSPs). These 2024 MTSP HERA Special Income Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county and placed in service (PIS) prior to 1/1/09. A different set of Income Limits (2024 MTSP Regular Income Limits) are applicable to MTSPs located in within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county (HERA Special counties) and PIS on or after 1/1/09, and MTSPs located within all other counties.

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

<b>County</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
<b>MARIN</b>								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
40% Income Level	\$62,680	\$71,640	\$80,600	\$89,520	\$96,720	\$103,880	\$111,040	\$118,200
35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
30% Income Level	\$47,010	\$53,730	\$60,450	\$67,140	\$72,540	\$77,910	\$83,280	\$88,650
25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
<b>NEVADA</b>								
100% Income Level	\$79,300	\$90,600	\$101,900	\$113,200	\$122,300	\$131,400	\$140,400	\$149,500
60% Income Level	\$47,580	\$54,360	\$61,140	\$67,920	\$73,380	\$78,840	\$84,240	\$89,700
55% Income Level	\$43,615	\$49,830	\$56,045	\$62,260	\$67,265	\$72,270	\$77,220	\$82,225
50% Income Level	\$39,650	\$45,300	\$50,950	\$56,600	\$61,150	\$65,700	\$70,200	\$74,750
45% Income Level	\$35,685	\$40,770	\$45,855	\$50,940	\$55,035	\$59,130	\$63,180	\$67,275
40% Income Level	\$31,720	\$36,240	\$40,760	\$45,280	\$48,920	\$52,560	\$56,160	\$59,800
35% Income Level	\$27,755	\$31,710	\$35,665	\$39,620	\$42,805	\$45,990	\$49,140	\$52,325
30% Income Level	\$23,790	\$27,180	\$30,570	\$33,960	\$36,690	\$39,420	\$42,120	\$44,850
25% Income Level	\$19,825	\$22,650	\$25,475	\$28,300	\$30,575	\$32,850	\$35,100	\$37,375
20% Income Level	\$15,860	\$18,120	\$20,380	\$22,640	\$24,460	\$26,280	\$28,080	\$29,900
15% Income Level	\$11,895	\$13,590	\$15,285	\$16,980	\$18,345	\$19,710	\$21,060	\$22,425
<b>SAN FRANCISCO</b>								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
40% Income Level	\$62,680	\$71,640	\$80,600	\$89,520	\$96,720	\$103,880	\$111,040	\$118,200
35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
30% Income Level	\$47,010	\$53,730	\$60,450	\$67,140	\$72,540	\$77,910	\$83,280	\$88,650
25% Income Level	\$39,175	\$44,775	\$50,375	\$55,950	\$60,450	\$64,925	\$69,400	\$73,875
20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
<b>SAN MATEO</b>								
100% Income Level	\$156,700	\$179,100	\$201,500	\$223,800	\$241,800	\$259,700	\$277,600	\$295,500
60% Income Level	\$94,020	\$107,460	\$120,900	\$134,280	\$145,080	\$155,820	\$166,560	\$177,300
55% Income Level	\$86,185	\$98,505	\$110,825	\$123,090	\$132,990	\$142,835	\$152,680	\$162,525
50% Income Level	\$78,350	\$89,550	\$100,750	\$111,900	\$120,900	\$129,850	\$138,800	\$147,750
45% Income Level	\$70,515	\$80,595	\$90,675	\$100,710	\$108,810	\$116,865	\$124,920	\$132,975
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35% Income Level	\$54,845	\$62,685	\$70,525	\$78,330	\$84,630	\$90,895	\$97,160	\$103,425
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20% Income Level	\$31,340	\$35,820	\$40,300	\$44,760	\$48,360	\$51,940	\$55,520	\$59,100
15% Income Level	\$23,505	\$26,865	\$30,225	\$33,570	\$36,270	\$38,955	\$41,640	\$44,325
<b>SANTA CLARA</b>								
100% Income Level	\$140,000	\$160,000	\$180,000	\$199,900	\$215,900	\$231,900	\$247,900	\$263,900
60% Income Level	\$84,000	\$96,000	\$108,000	\$119,940	\$129,540	\$139,140	\$148,740	\$158,340
55% Income Level	\$77,000	\$88,000	\$99,000	\$109,945	\$118,745	\$127,545	\$136,345	\$145,145
50% Income Level	\$70,000	\$80,000	\$90,000	\$99,950	\$107,950	\$115,950	\$123,950	\$131,950
45% Income Level	\$63,000	\$72,000	\$81,000	\$89,955	\$97,155	\$104,355	\$111,555	\$118,755
40% Income Level	\$56,000	\$64,000	\$72,000	\$79,960	\$86,360	\$92,760	\$99,160	\$105,560
35% Income Level	\$49,000	\$56,000	\$63,000	\$69,965	\$75,565	\$81,165	\$86,765	\$92,365
30% Income Level	\$42,000	\$48,000	\$54,000	\$59,970	\$64,770	\$69,570	\$74,370	\$79,170
25% Income Level	\$35,000	\$40,000	\$45,000	\$49,975	\$53,975	\$57,975	\$61,975	\$65,975
20% Income Level	\$28,000	\$32,000	\$36,000	\$39,980	\$43,180	\$46,380	\$49,580	\$52,780
15% Income Level	\$21,000	\$24,000	\$27,000	\$29,985	\$32,385	\$34,785	\$37,185	\$39,585

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

The Housing and Economic Recovery Act of 2008 (HERA) directed HUD beginning in 2009 to publish separate income limits specifically calculated for Multifamily Tax Subsidy Projects (MTSPs). These 2024 MTSP HERA Special Rent Limits apply to MTSPs located within Marin, Nevada, San Francisco, San Mateo, or Santa Clara county and placed in service (PIS) prior to 1/1/09. A different set of Rent Limits (2024 MTSP Regular Rent Limits) are applicable to MTSPs located in these five counties (HERA Special counties) and PIS on or after 1/1/09, and MTSPs located within all other counties.

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

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