Multifamily Housing Program 2018 <u>MTSP HERA Special</u> Income Limits HUD PDR-2018-01 4/1/18

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). **MTSP HERA Special** Income Limits apply to MTSPs located within one of ten counties: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Sonoma and Ventura **MTSP HERA Special** Income Limits were higher (limits for these counties shown below are **MTSP Regular** limits). A different set of Income Limits (2018 **MTSP Regular Income Limits**) are applicable to MTSPs located within one of the ten HERA Special counties and PIS on or after 1/1/09 or PIS prior to 1/1/09 having higher 2018 **MTSP Regular** Income Limits compared to **MTSP HERA Special**, and MTSPs located within all other counties. **AMI = Area Median Income**.

VHHP Note: VHHP restricts some units to Extremely Low Income vets. Please use the Official State Income Limits at: <u>http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml</u> for these unit Income Limits, which are approx. equal to the 30% AMI below.

limits/state-and-federal-					1		1	Γ	
County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
ALAMEDA									
100% Income Level		\$81,400	\$93,000	\$104,600	\$116,200	\$125,500	\$134,800	\$144,100	\$153,400
60% Income Level		\$48,840	\$55,800	\$62,760	\$69,720	\$75,300	\$80,880	\$86,460	\$92,040
55% Income Level		\$44,770	\$51,150	\$57,530	\$63,910	\$69,025	\$74,140	\$79,255	\$84,370
50% Income Level		\$40,700	\$46,500	\$52,300	\$58,100	\$62,750	\$67,400	\$72,050	\$76,700
45% Income Level		\$36,630	\$41,850	\$47,070	\$52,290	\$56,475	\$60,660	\$64,845	\$69,030
40% Income Level		\$32,560	\$37,200	\$41,840	\$46,480	\$50,200	\$53,920	\$57,640	\$61,360
35% Income Level		\$28,490	\$32,550	\$36,610	\$40,670	\$43,925	\$47,180	\$50,435	\$53,690
30% Income Level	MHP A	\$24,420	\$27,900	\$31,380	\$34,860	\$37,650	\$40,440	\$43,230	\$46,020
25% Income Level	MHP B	\$20,350	\$23,250	\$26,150	\$29,050	\$31,375	\$33,700	\$36,025	\$38,350
20% Income Level	MHP C	\$16,280	\$18,600	\$20,920	\$23,240	\$25,100	\$26,960	\$28,820	\$30,680
	MHP C								
15% Income Level		\$12,210	\$13,950	\$15,690	\$17,430	\$18,825	\$20,220	\$21,615	\$23,010
CONTRA COSTA									
100% Income Level		\$81,400	\$93,000	\$104,600	\$116,200	\$125,500	\$134,800	\$144,100	\$153,400
60% Income Level		\$48,840	\$55,800	\$62,760	\$69,720	\$75,300	\$80,880	\$86,460	\$92,040
55% Income Level		\$44,770	\$51,150	\$57,530	\$63,910	\$69,025	\$74,140	\$79,255	\$84,370
50% Income Level		\$40,700	\$46,500	\$52,300	\$58,100	\$62,750	\$67,400	\$72,050	\$76,700
45% Income Level		\$36,630	\$41,850	\$47,070	\$52,290	\$56,475	\$60,660	\$64,845	\$69,030
40% Income Level		\$32,560	\$37,200	\$41,840	\$46,480	\$50,200	\$53,920	\$57,640	\$61,360
35% Income Level		\$28,490	\$32,550	\$36,610	\$40,670	\$43,925	\$47,180	\$50,435	\$53,690
30% Income Level	MHP A	\$24,420	\$27,900	\$31,380	\$34,860	\$37,650	\$40,440	\$43,230	\$46,020
25% Income Level	MHP B	\$20,350	\$23,250	\$26,150	\$29,050	\$31,375	\$33,700	\$36,025	\$38,350
20% Income Level	MHP C	\$16,280	\$18,600	\$20,920	\$23,240	\$25,100	\$26,960	\$28,820	\$30,680
15% Income Level	MHP C	\$12,210	\$13,950	\$15,690	\$17,430	\$18,825	\$20,220	\$21,615	\$23,010
		ψ12,210	ψ13, 3 50	ψ13,0 3 0	ψ17,430	ψ10,02J	ψ20,220	φ21,015	φ23,010
MARIN									
100% Income Level		\$102,700	\$117,300	\$132,000	\$146,600	\$158,400	\$170,100	\$181,800	\$193,600
60% Income Level		\$61,620	\$70,380	\$79,200	\$87,960	\$95,040	\$102,060	\$109,080	\$116,160
55% Income Level		\$56,485	\$64,515	\$72,600	\$80,630	\$87,120	\$93,555	\$99,990	\$106,480
50% Income Level		\$51,350	\$58,650	\$66,000	\$73,300	\$79,200	\$85,050	\$90,900	\$96,800
45% Income Level		\$46,215	\$52,785	\$59,400	\$65,970	\$71,280	\$76,545	\$81,810	\$87,120
40% Income Level		\$41,080	\$46,920	\$52,800	\$58,640	\$63,360	\$68,040	\$72,720	\$77,440
35% Income Level		\$35,945	\$41,055	\$46,200	\$51,310	\$55,440	\$59,535	\$63,630	\$67,760
30% Income Level		\$30,810	\$35,190	\$39,600	\$43,980	\$47,520	\$51,030	\$54,540	\$58,080
25% Income Level	MHP A	\$25,675	\$29,325	\$33,000	\$36,650	\$39,600	\$42,525	\$45,450	\$48,400
20% Income Level	MHP B	\$20,540	\$23,460	\$26,400	\$29.320	\$31,680	\$34,020	\$36,360	\$38,720
15% Income Level	MHP C	\$15,405	\$17,595	\$19,800	\$21,990	\$23,760	\$25,515	\$27,270	\$29,040
		<i>\</i>	<i><i><i></i></i></i>	\$10,000	φ <u>2</u> 1,000	<i>\\</i> 20,700	<i>\\</i> 20,010	ψ21,210	φ <u>2</u> 0,010
NEVADA		*	Aa <i>i i</i> a a	A A A A A A	^		^	^	A / A / A A
100% Income Level		\$53,700	\$61,400	\$69,100	\$76,700	\$82,900	\$89,000	\$95,200	\$101,300
60% Income Level		\$32,220	\$36,840	\$41,460	\$46,020	\$49,740	\$53,400	\$57,120	\$60,780
55% Income Level		\$29,535	\$33,770	\$38,005	\$42,185	\$45,595	\$48,950	\$52,360	\$55,715
50% Income Level		\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
45% Income Level		\$24,165	\$27,630	\$31,095	\$34,515	\$37,305	\$40,050	\$42,840	\$45,585
40% Income Level	MHP A	\$21,480	\$24,560	\$27,640	\$30,680	\$33,160	\$35,600	\$38,080	\$40,520
35% Income Level	MHP B	\$18,795	\$21,490	\$24,185	\$26,845	\$29,015	\$31,150	\$33,320	\$35,455
30% Income Level	MHP B	\$16,110	\$18,420	\$20,730	\$23,010	\$24,870	\$26,700	\$28,560	\$30,390
25% Income Level	MHP C	\$13,425	\$15,350	\$17,275	\$19,175	\$20,725	\$22,250	\$23,800	\$25,325
20% Income Level	MHP C	\$10,740	\$12,280	\$13,820	\$15,340	\$16,580	\$17,800	\$19,040	\$20,260
15% Income Level	MHP C	\$8,055	\$9,210	\$10,365	\$11,505	\$12,435	\$13,350	\$14,280	\$15,195
SAN FRANCISCO									
		¢400.700	¢447.000	¢400.000	¢1.40.000	¢450,400	¢470.400	£404.000	¢402.000
100% Income Level		\$102,700 \$61,620	\$117,300	\$132,000	\$146,600 \$97,060	\$158,400	\$170,100	\$181,800 \$100,080	\$193,600 \$116,160
60% Income Level		\$61,620	\$70,380	\$79,200	\$87,960	\$95,040	\$102,060	\$109,080	\$116,160
55% Income Level		\$56,485	\$64,515	\$72,600	\$80,630	\$87,120	\$93,555	\$99,990	\$106,480
50% Income Level		\$51,350	\$58,650	\$66,000	\$73,300	\$79,200	\$85,050	\$90,900	\$96,800
45% Income Level		\$46,215	\$52,785	\$59,400	\$65,970	\$71,280	\$76,545	\$81,810	\$87,120
40% Income Level		\$41,080	\$46,920	\$52,800	\$58,640	\$63,360	\$68,040	\$72,720	\$77,440
35% Income Level		\$35,945	\$41,055	\$46,200	\$51,310	\$55,440	\$59,535	\$63,630	\$67,760
30% Income Level		\$30,810	\$35,190	\$39,600	\$43,980	\$47,520	\$51,030	\$54,540	\$58,080
25% Income Level	MHP A	\$25,675	\$29,325	\$33,000	\$36,650	\$39,600	\$42,525	\$45,450	\$48,400
20% Income Level	MHP B	\$20,540	\$23,460	\$26,400	\$29,320	\$31,680	\$34,020	\$36,360	\$38,720
15% Income Level	MHP C	\$15,405	\$17,595	\$19,800	\$21,990	\$23,760	\$25,515	\$27,270	\$29,040
		ψ10, 4 00	ψι,535	ψ13,000	Ψ21,330	ψ20,700	ψ20,010	ψ21,210	ψ23,040

Multifamily Housing Program 2018 <u>MTSP HERA Special</u> Income Limits HUD PDR-2018-01 4/1/18

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). **MTSP HERA Special** Income Limits apply to MTSPs located within one of ten counties: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Sonoma and Ventura **MTSP HERA Special** Income Limits were higher (limits for these counties shown below are **MTSP Regular** limits). A different set of Income Limits (2018 **MTSP Regular Income Limits**) are applicable to MTSPs located within one of the ten HERA Special counties and PIS on or after 1/1/09 or PIS prior to 1/1/09 having higher 2018 **MTSP Regular** Income Limits compared to **MTSP HERA Special**, and MTSPs located within all other counties. **AMI = Area Median Income**.

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limits/state-and-federal-	income-limits.						1	1	1
County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SAN MATEO									
100% Income Level		\$102,700	\$117,300	\$132,000	\$146,600	\$158,400	\$170,100	\$181,800	\$193,600
60% Income Level		\$61,620	\$70,380	\$79,200	\$87,960	\$95,040	\$102,060	\$109,080	\$116,160
55% Income Level		\$56,485	\$64,515	\$72,600	\$80,630	\$87,120	\$93,555	\$99,990	\$106,480
50% Income Level		\$51,350	\$58,650	\$66,000	\$73,300	\$79,200	\$85,050	\$90,900	\$96,800
45% Income Level		\$46,215	\$52,785	\$59,400	\$65,970	\$71,280	\$76,545	\$81,810	\$87,120
40% Income Level		\$41,080	\$46,920	\$52,800	\$58,640	\$63,360	\$68,040	\$72,720	\$77,440
35% Income Level		\$35,945	\$41,055	\$46,200	\$51,310	\$55,440	\$59,535	\$63,630	\$67,760
30% Income Level		\$30,810	\$35,190	\$39,600	\$43,980	\$47,520	\$51,030	\$54,540	\$58,080
25% Income Level	MHP A	\$25,675	\$29,325	\$33,000	\$36,650	\$39,600	\$42,525	\$45,450	\$48,400
	MHP B		\$23,460		\$29,320	\$31,680		\$36,360	\$38,720
20% Income Level	-	\$20,540		\$26,400			\$34,020		
15% Income Level	MHP C	\$15,405	\$17,595	\$19,800	\$21,990	\$23,760	\$25,515	\$27,270	\$29,040
SANTA CLARA									
100% Income Level		\$95,100	\$108,700	\$122,300	\$135,800	\$146,700	\$157,600	\$168,400	\$179,300
60% Income Level		\$57,060	\$65,220	\$73,380	\$81,480	\$88,020	\$94,560	\$101,040	\$107,580
55% Income Level		\$52,305	\$59,785	\$67,265	\$74,690	\$80,685	\$86,680	\$92,620	\$98,615
50% Income Level		\$47,550	\$54,350	\$61,150	\$67,900	\$73,350	\$78,800	\$84,200	\$89,650
45% Income Level		\$42,795	\$48,915	\$55,035	\$61,110	\$66,015	\$70,920	\$75,780	\$80,685
40% Income Level		\$38,040	\$43,480	\$48,920	\$54,320	\$58,680	\$63,040	\$67,360	\$71,720
35% Income Level		\$33,285	\$38,045	\$42,805	\$47,530	\$51,345	\$55,160	\$58,940	\$62,755
30% Income Level		\$28,530	\$32,610	\$36,690	\$40,740	\$44,010	\$47,280	\$50,520	\$53,790
25% Income Level	MHP A				\$33,950	\$36,675			\$44,825
		\$23,775	\$27,175 \$21,740	\$30,575			\$39,400	\$42,100	
20% Income Level	MHP B	\$19,020	\$21,740	\$24,460	\$27,160	\$29,340	\$31,520	\$33,680	\$35,860
15% Income Level	MHP C	\$14,265	\$16,305	\$18,345	\$20,370	\$22,005	\$23,640	\$25,260	\$26,895
SOLANO									
100% Income Level		\$59,500	\$68,000	\$76,500	\$84,900	\$91,700	\$98,500	\$105,300	\$112,100
60% Income Level		\$35,700	\$40,800	\$45,900	\$50,940	\$55,020	\$59,100	\$63,180	\$67,260
55% Income Level		\$32,725	\$37,400	\$42,075	\$46,695	\$50,435	\$54,175	\$57,915	\$61,655
50% Income Level		\$29,750	\$34,000	\$38,250	\$42,450	\$45,850	\$49,250	\$52,650	\$56,050
45% Income Level		\$26,775	\$30,600	\$34,425	\$38,205	\$41,265	\$44,325	\$47,385	\$50,445
40% Income Level		\$23,800	\$27,200	\$30,600	\$33,960	\$36,680	\$39,400	\$42,120	\$44,840
35% Income Level	MHP A	\$20,825	\$23,800	\$26,775	\$29,715	\$32,095	\$34,475	\$36,855	\$39,235
30% Income Level	MHP B	\$17,850	\$20,400	\$22,950	\$25,470	\$27,510	\$29,550	\$31,590	\$33,630
25% Income Level	MHP C	\$14,875	\$17,000	\$19,125	\$21,225	\$22,925	\$24,625	\$26,325	\$28,025
20% Income Level	MHP C	\$14,875	\$13,600	\$15,300	\$16,980	\$18,340	\$19,700	\$20,323	\$22,420
					. ,				. ,
15% Income Level	MHP C	\$8,925	\$10,200	\$11,475	\$12,735	\$13,755	\$14,775	\$15,795	\$16,815
SONOMA									
100% Income Level		\$68,800	\$78,600	\$88,400	\$98,200	\$106,100	\$114,000	\$121,800	\$129,700
60% Income Level		\$41,280	\$47,160	\$53,040	\$58,920	\$63,660	\$68,400	\$73,080	\$77,820
55% Income Level		\$37,840	\$43,230	\$48,620	\$54,010	\$58,355	\$62,700	\$66,990	\$71,335
50% Income Level		\$34,400	\$39,300	\$44,200	\$49,100	\$53,050	\$57,000	\$60,900	\$64,850
45% Income Level		\$30,960	\$35,370	\$39,780	\$44,190	\$47,745	\$51,300	\$54,810	\$58,365
40% Income Level		\$27,520	\$31,440	\$35,360	\$39,280	\$42,440	\$45,600	\$48,720	\$51,880
35% Income Level	MHP A	\$24,080	\$27,510	\$30,940	\$34,370	\$37,135	\$39,900	\$42,630	\$45,395
30% Income Level	MHP B	\$20,640	\$23,580	\$26,520	\$29,460	\$31,830	\$34,200	\$36,540	\$38,910
25% Income Level	MHP B	\$17,200	\$19,650	\$22,100	\$24,550	\$26,525	\$28,500	\$30,450	\$32,425
20% Income Level	MHP C	\$17,200	\$15,720	\$17,680	\$24,550 \$19,640	\$20,525	\$22,800	\$24,360	\$25,940
15% Income Level	MHP C	\$10,320	\$11,790	\$13,260	\$14,730	\$15,915	\$17,100	\$18,270	\$19,455
VENTURA									
100% Income Level		\$71,000	\$81,200	\$91,300	\$101,400	\$109,600	\$117,700	\$125,800	\$133,900
60% Income Level		\$42,600	\$48,720	\$54,780	\$60,840	\$65,760	\$70,620	\$75,480	\$80,340
55% Income Level		\$39,050	\$44,660	\$50,215	\$55,770	\$60,280	\$64,735	\$69,190	\$73,645
50% Income Level		\$35,500	\$40,600	\$45,650	\$50,700	\$54,800	\$58,850	\$62,900	\$66,950
45% Income Level		\$31,950	\$36,540	\$41,085	\$45,630	\$49,320	\$52,965	\$56,610	\$60,255
40% Income Level		\$28,400	\$32,480	\$36,520	\$40,560	\$43,840	\$47,080	\$50,320	\$53,560
35% Income Level	MHP A	\$24,850	\$28,420	\$31,955	\$35,490	\$38,360	\$41,195	\$44,030	\$46,865
30% Income Level	MHP B	\$21,300	\$24,360	\$27,390	\$30,420	\$32,880	\$35,310	\$37,740	\$40,170
25% Income Level	MHP B	\$17,750	\$20,300	\$22,825	\$25,350	\$27,400	\$29,425	\$31,450	\$33,475
20% Income Level	MHP C	\$14,200	\$20,300	\$18,260	\$20,280	\$21,920	\$23,540	\$25,160	\$26,780
15% Income Level	MHP C MHP C	\$14,200							
		0000	\$12,180	\$13,695	\$15,210	\$16,440	\$17,655	\$18,870	\$20,085

Multifamily Housing Program

2018 MTSP HERA Special Rent Limits (gross rent including utility allowance) HUD PDR-2018-01 4/1/18

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). **MTSP HERA Special** Rent Limits apply to MTSPs located within one of ten counties: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Sonoma and Ventura **MTSP HERA Special** Rent Limits were not published in 2018 since the **MTSP Regular** Rent Limits were higher (limits for these counties shown below are **MTSP Regular**). A different set of Rent Limits (2018 **MTSP Regular** Rent Limits) are applicable to MTSPs located within one of the ten counties and PIS on or after 1/1/09 or PIS prior to 1/1/09 and having higher 2018 **MTSP Regular** Rent Limits compared to **MTSP HERA Special**, and MTSPs located within all other counties. *VHHP restricts some units to Extremely Low Income veterans. Please use the* 30% *AMI rent limits shown below for these units*.

VHHP restricts some unit County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
	Level	Enclency	IDN		3 DK	4 DK
100% Income Level		¢0.004	¢0.400	<u> </u>	¢2,020	¢2.270
		\$2,034	\$2,180	\$2,614	\$3,020	\$3,370
0% Income Level		\$1,221	\$1,308	\$1,569	\$1,812	\$2,022
5% Income Level		\$1,119	\$1,199	\$1,438	\$1,661	\$1,853
50% Income Level		\$1,017	\$1,090	\$1,307	\$1,510	\$1,685
5% Income Level		\$915	\$981	\$1,176	\$1,359	\$1,516
0% Income Level		\$814	\$872	\$1,046	\$1,208	\$1,348
35% Income Level		\$712	\$763	\$915	\$1,057	\$1,179
30% Income Level	MHP A	\$610	\$654	\$784	\$906	\$1,011
25% Income Level	MHP B	\$508	\$545	\$653	\$755	\$842
20% Income Level	MHP C	\$407	\$436	\$523	\$604	\$674
5% Income Level	MHP C	\$305	\$327	\$392	\$453	\$505
CONTRA COSTA						
100% Income Level		\$2,034	\$2,180	\$2,614	\$3,020	\$3,370
			-		\$1,812	\$2,022
50% Income Level		\$1,221	\$1,308	\$1,569		
55% Income Level		\$1,119	\$1,199	\$1,438	\$1,661	\$1,853
50% Income Level		\$1,017	\$1,090	\$1,307	\$1,510	\$1,685
5% Income Level		\$915	\$981	\$1,176	\$1,359	\$1,516
10% Income Level		\$814	\$872	\$1,046	\$1,208	\$1,348
35% Income Level		\$712	\$763	\$915	\$1,057	\$1,179
30% Income Level	MHP A	\$610	\$654	\$784	\$906	\$1,011
25% Income Level	MHP B	\$508	\$545	\$653	\$755	\$842
20% Income Level	MHP C	\$407	\$436	\$523	\$604	\$674
15% Income Level	MHP C	\$305	\$327	\$392	\$453	\$505
		φουσ	φυζ ι	φυσζ	ψ 1 00	φ000
IARIN						
00% Income Level		\$2,566	\$2,750	\$3,300	\$3,812	\$4,252
30% Income Level		\$1,540	\$1,650	\$1,980	\$2,287	\$2,551
55% Income Level		\$1,412	\$1,512	\$1,815	\$2,096	\$2,338
50% Income Level		\$1,283	\$1,375	\$1,650	\$1,906	\$2,126
15% Income Level		\$1,155	\$1,237	\$1,485	\$1,715	\$1,913
10% Income Level		\$1,027	\$1,100	\$1,320	\$1,525	\$1,701
35% Income Level		\$898	\$962	\$1,155	\$1,334	\$1,488
30% Income Level		\$770	\$825	\$990	\$1,143	\$1,400
				-		
25% Income Level	MHP A	\$641	\$687	\$825	\$953	\$1,063
20% Income Level	MHP B	\$513	\$550	\$660	\$762	\$850
15% Income Level	MHP C	\$385	\$412	\$495	\$571	\$637
NEVADA						
00% Income Level		\$1,342	\$1,438	\$1,726	\$1,994	\$2,224
0% Income Level		\$805	\$863	\$1,036	\$1,197	\$1,335
5% Income Level		\$738	\$791	\$950	\$1,097	\$1,223
50% Income Level		\$671	\$719	\$863	\$997	\$1,112
5% Income Level		\$604	\$647	\$777	\$897	\$1,001
10% Income Level	MHP A	\$537	\$575	\$691	\$798	\$890
				· · · · · · · · · · · · · · · · · · ·	-	
5% Income Level	MHP B	\$469	\$503	\$604	\$698	\$778
0% Income Level	MHP B	\$402	\$431	\$518	\$598	\$667
25% Income Level	MHP C	\$335	\$359	\$431	\$498	\$556
20% Income Level	MHP C	\$268	\$287	\$345	\$399	\$445
5% Income Level	MHP C	\$201	\$215	\$259	\$299	\$333
SAN FRANCISCO			Aa ====			A · · · · ·
00% Income Level		\$2,566	\$2,750	\$3,300	\$3,812	\$4,252
0% Income Level		\$1,540	\$1,650	\$1,980	\$2,287	\$2,551
5% Income Level		\$1,412	\$1,512	\$1,815	\$2,096	\$2,338
50% Income Level		\$1,283	\$1,375	\$1,650	\$1,906	\$2,126
15% Income Level		\$1,155	\$1,237	\$1,485	\$1,715	\$1,913
10% Income Level		\$1,027	\$1,100	\$1,320	\$1,525	\$1,701
35% Income Level		\$898	\$962	\$1,155	\$1,334	\$1,488
30% Income Level		\$770	\$825	\$990	\$1,143	\$1,400
			-			
25% Income Level	MHP A	\$641	\$687	\$825	\$953	\$1,063
20% Income Level	MHP B	\$513	\$550	\$660	\$762	\$850
15% Income Level	MHP C	\$385	\$412	\$495	\$571	\$637

Multifamily Housing Program

2018 MTSP HERA Special Rent Limits (gross rent including utility allowance) HUD PDR-2018-01 4/1/18

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). **MTSP HERA Special** Rent Limits apply to MTSPs located within one of ten counties: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service (PIS) prior to 1/1/09. Alameda, Contra Costa, Marin, San Francisco, San Mateo, Sonoma and Ventura **MTSP HERA Special** Rent Limits were not published in 2018 since the **MTSP Regular** Rent Limits were higher (limits for these counties shown below are **MTSP Regular**). A different set of Rent Limits (2018 **MTSP Regular** Rent Limits) are applicable to MTSPs located within one of the ten counties and PIS on or after 1/1/09 or PIS prior to 1/1/09 and having higher 2018 **MTSP Regular** Rent Limits compared to **MTSP HERA Special**, and MTSPs located within all other counties. **VHHP restricts some units to Extremely Low Income veterans. Please use the 30% AMI rent limits shown below for these units.**

			Please use the 30% AMI r			
County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SAN MATEO						
100% Income Level		\$2,566	\$2,750	\$3,300	\$3,812	\$4,252
60% Income Level		\$1,540	\$1,650	\$1,980	\$2,287	\$2,551
55% Income Level		\$1,412	\$1,512	\$1,815	\$2,096	\$2,338
50% Income Level		\$1,283	\$1,375	\$1,650	\$1,906	\$2,126
45% Income Level		\$1,155	\$1,237	\$1,485	\$1,715	\$1,913
40% Income Level		\$1,027	\$1,100	\$1,320	\$1,525	\$1,701
35% Income Level		\$898	\$962	\$1,155	\$1,334	\$1,488
30% Income Level		\$770	\$825	\$990	\$1,143	\$1,275
25% Income Level	MHP A	\$641	\$687	\$825	\$953	\$1,063
20% Income Level	MHP B	\$513	\$550	\$660	\$762	\$850
15% Income Level	MHP C	\$385	\$412	\$495	\$571	\$637
SANTA CLARA						
100% Income Level		\$2,376	\$2,546	\$3,056	\$3,530	\$3,940
60% Income Level		\$1,426	\$1,528	\$1,834	\$2,118	\$2,364
55% Income Level		\$1,307	\$1,401	\$1,681	\$1,942	\$2,167
50% Income Level		\$1,188	\$1,273	\$1,528	\$1,765	\$1,970
45% Income Level		<u>\$1,168</u> \$1,069	\$1,273	\$1,375	\$1,785	\$1,773
40% Income Level	+ +	<u>\$951</u>	\$1,019	\$1,223	\$1,389	\$1,576
35% Income Level	+	\$832	\$891	\$1,070	\$1,235	\$1,379
30% Income Level	+ +	 \$713	\$764	\$917	\$1,059	\$1,379
			\$764 \$636			
25% Income Level	MHP A	\$594	-	\$764	\$882	\$985
20% Income Level	MHP B	\$475	\$509	\$611	\$706	\$788
15% Income Level	MHP C	\$356	\$382	\$458	\$529	\$591
SOLANO						
100% Income Level		\$1,486	\$1,592	\$1,912	\$2,206	\$2,462
60% Income Level		\$892	\$956	\$1,147	\$1,324	\$1,477
55% Income Level		\$818	\$876	\$1,051	\$1,214	\$1,354
50% Income Level		\$743	\$796	\$956	\$1,103	\$1,231
45% Income Level		\$669	\$717	\$860	\$993	\$1,108
40% Income Level		\$595	\$637	\$765	\$883	\$985
35% Income Level	MHP A	\$520	\$557	\$669	\$772	\$861
30% Income Level	MHP B	\$446	\$478	\$573	\$662	\$738
25% Income Level	MHP C	\$371	\$398	\$478	\$551	\$615
20% Income Level	MHP C	\$297	\$318	\$382	\$441	\$492
15% Income Level	MHP C	\$223	\$239	\$286	\$331	\$369
SONOMA						
100% Income Level		\$1,720	\$1,842	\$2,210	\$2,552	\$2,850
60% Income Level		\$1,032	\$1,105	\$1,326	\$1,532	\$1,710
55% Income Level		<u>\$946</u>	\$1,013	\$1,326	\$1,532	\$1,710
50% Income Level	+ +	\$940	\$921	\$1,105	\$1,404	\$1,307
45% Income Level	+ +	\$774	\$829	\$994	\$1,149	\$1,282
40% Income Level		\$688	\$737	\$994	\$1,021	\$1,282
35% Income Level	MHP A	\$602	\$644	\$773	\$893	\$997
30% Income Level	MHP A MHP B	\$602 \$516	\$552	\$663	\$766	\$855
25% Income Level	MHP B MHP C	\$430	\$460	\$552	\$766	\$712
20% Income Level	MHP C MHP C	<u>\$430</u> \$344	\$368	\$352 \$442	\$510	\$712
15% Income Level	MHP C MHP C	\$258	\$276	\$331	\$383	\$427
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VENTURA		¢1 771	¢1.000	CO 000	0.000	¢0.040
100% Income Level		\$1,774	\$1,902	\$2,282	\$2,636	\$2,942
60% Income Level		\$1,065	\$1,141	\$1,369	\$1,582	\$1,765
55% Income Level		\$976	\$1,046	\$1,255	\$1,450	\$1,618
50% Income Level		\$887	\$951	\$1,141	\$1,318	\$1,471
45% Income Level		\$798	\$856	\$1,027	\$1,186	\$1,324
40% Income Level		\$710	\$761	\$913	\$1,055	\$1,177
35% Income Level	MHP A	\$621	\$665	\$798	\$923	\$1,029
30% Income Level	MHP B	\$532	\$570	\$684	\$791	\$882
25% Income Level	MHP B	\$443	\$475	\$570	\$659	\$735
20% Income Level 15% Income Level	MHP C MHP C	\$355 \$266	\$380 \$285	\$456 \$342	\$527 \$395	\$588 \$441