

Multifamily Housing Program 2011 **HERA** Maximum Income Limits

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 2011 HERA Maximum Income Limits apply to MTSPs located within the seven HERA effected counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano and Ventura counties that were placed in service prior to 1/1/09.

A second set of HUD MTSP Income Limits (2011 Non-HERA Maximum Income Limits) are applicable to MTSPs located within these HERA effected counties that were placed in service on or after 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MARIN									
		\$85,400	\$97,600	\$109,800	\$121,900	\$131,700	\$141,500	\$151,200	\$161,000
		\$51,240	\$58,560	\$65,880	\$73,140	\$79,020	\$84,900	\$90,720	\$96,600
		\$46,970	\$53,680	\$60,390	\$67,045	\$72,435	\$77,825	\$83,160	\$88,550
		\$42,700	\$48,800	\$54,900	\$60,950	\$65,850	\$70,750	\$75,600	\$80,500
		\$38,430	\$43,920	\$49,410	\$54,855	\$59,265	\$63,675	\$68,040	\$72,450
		\$34,160	\$39,040	\$43,920	\$48,760	\$52,680	\$56,600	\$60,480	\$64,400
		\$29,890	\$34,160	\$38,430	\$42,665	\$46,095	\$49,525	\$52,920	\$56,350
		\$25,620	\$29,280	\$32,940	\$36,570	\$39,510	\$42,450	\$45,360	\$48,300
	MHP B	\$21,350	\$24,400	\$27,450	\$30,475	\$32,925	\$35,375	\$37,800	\$40,250
	MHP B	\$17,080	\$19,520	\$21,960	\$24,380	\$26,340	\$28,300	\$30,240	\$32,200
	MHP C	\$12,810	\$14,640	\$16,470	\$18,285	\$19,755	\$21,225	\$22,680	\$24,150
NEVADA									
		\$50,400	\$57,600	\$64,800	\$72,000	\$77,800	\$83,600	\$89,300	\$95,100
		\$30,240	\$34,560	\$38,880	\$43,200	\$46,680	\$50,160	\$53,580	\$57,060
		\$27,720	\$31,680	\$35,640	\$39,600	\$42,790	\$45,980	\$49,115	\$52,305
		\$25,200	\$28,800	\$32,400	\$36,000	\$38,900	\$41,800	\$44,650	\$47,550
		\$22,680	\$25,920	\$29,160	\$32,400	\$35,010	\$37,620	\$40,185	\$42,795
		\$20,160	\$23,040	\$25,920	\$28,800	\$31,120	\$33,440	\$35,720	\$38,040
	MHP A	\$17,640	\$20,160	\$22,680	\$25,200	\$27,230	\$29,260	\$31,255	\$33,285
	MHP B	\$15,120	\$17,280	\$19,440	\$21,600	\$23,340	\$25,080	\$26,790	\$28,530
	MHP C	\$12,600	\$14,400	\$16,200	\$18,000	\$19,450	\$20,900	\$22,325	\$23,775
	MHP C	\$10,080	\$11,520	\$12,960	\$14,400	\$15,560	\$16,720	\$17,860	\$19,020
	MHP C	\$7,560	\$8,640	\$9,720	\$10,800	\$11,670	\$12,540	\$13,395	\$14,265
SAN FRANCISCO									
		\$85,400	\$97,600	\$109,800	\$121,900	\$131,700	\$141,500	\$151,200	\$161,000
		\$51,240	\$58,560	\$65,880	\$73,140	\$79,020	\$84,900	\$90,720	\$96,600
		\$46,970	\$53,680	\$60,390	\$67,045	\$72,435	\$77,825	\$83,160	\$88,550
		\$42,700	\$48,800	\$54,900	\$60,950	\$65,850	\$70,750	\$75,600	\$80,500
		\$38,430	\$43,920	\$49,410	\$54,855	\$59,265	\$63,675	\$68,040	\$72,450
		\$34,160	\$39,040	\$43,920	\$48,760	\$52,680	\$56,600	\$60,480	\$64,400
		\$29,890	\$34,160	\$38,430	\$42,665	\$46,095	\$49,525	\$52,920	\$56,350
		\$25,620	\$29,280	\$32,940	\$36,570	\$39,510	\$42,450	\$45,360	\$48,300
	MHP B	\$21,350	\$24,400	\$27,450	\$30,475	\$32,925	\$35,375	\$37,800	\$40,250
	MHP B	\$17,080	\$19,520	\$21,960	\$24,380	\$26,340	\$28,300	\$30,240	\$32,200
	MHP C	\$12,810	\$14,640	\$16,470	\$18,285	\$19,755	\$21,225	\$22,680	\$24,150
SAN MATEO									
		\$85,400	\$97,600	\$109,800	\$121,900	\$131,700	\$141,500	\$151,200	\$161,000
		\$51,240	\$58,560	\$65,880	\$73,140	\$79,020	\$84,900	\$90,720	\$96,600
		\$46,970	\$53,680	\$60,390	\$67,045	\$72,435	\$77,825	\$83,160	\$88,550
		\$42,700	\$48,800	\$54,900	\$60,950	\$65,850	\$70,750	\$75,600	\$80,500
		\$38,430	\$43,920	\$49,410	\$54,855	\$59,265	\$63,675	\$68,040	\$72,450
		\$34,160	\$39,040	\$43,920	\$48,760	\$52,680	\$56,600	\$60,480	\$64,400
		\$29,890	\$34,160	\$38,430	\$42,665	\$46,095	\$49,525	\$52,920	\$56,350
		\$25,620	\$29,280	\$32,940	\$36,570	\$39,510	\$42,450	\$45,360	\$48,300
	MHP B	\$21,350	\$24,400	\$27,450	\$30,475	\$32,925	\$35,375	\$37,800	\$40,250
	MHP B	\$17,080	\$19,520	\$21,960	\$24,380	\$26,340	\$28,300	\$30,240	\$32,200
	MHP C	\$12,810	\$14,640	\$16,470	\$18,285	\$19,755	\$21,225	\$22,680	\$24,150

Multifamily Housing Program 2011 **HERA** Maximum Income Limits

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 2011 HERA Maximum Income Limits apply to MTSPs located within the seven HERA effected counties of Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano and Ventura counties that were placed in service prior to 1/1/09.

A second set of HUD MTSP Income Limits (2011 Non-HERA Maximum Income Limits) are applicable to MTSPs located within these HERA effected counties that were placed in service on or after 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SANTA CLARA									
100% Income Level		\$78,700	\$90,000	\$101,200	\$112,400	\$121,400	\$130,400	\$139,400	\$148,400
60% Income Level		\$47,220	\$54,000	\$60,720	\$67,440	\$72,840	\$78,240	\$83,640	\$89,040
55% Income Level		\$43,285	\$49,500	\$55,660	\$61,820	\$66,770	\$71,720	\$76,670	\$81,620
50% Income Level		\$39,350	\$45,000	\$50,600	\$56,200	\$60,700	\$65,200	\$69,700	\$74,200
45% Income Level		\$35,415	\$40,500	\$45,540	\$50,580	\$54,630	\$58,680	\$62,730	\$66,780
40% Income Level		\$31,480	\$36,000	\$40,480	\$44,960	\$48,560	\$52,160	\$55,760	\$59,360
35% Income Level		\$27,545	\$31,500	\$35,420	\$39,340	\$42,490	\$45,640	\$48,790	\$51,940
30% Income Level	MHP A	\$23,610	\$27,000	\$30,360	\$33,720	\$36,420	\$39,120	\$41,820	\$44,520
25% Income Level	MHP B	\$19,675	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100
20% Income Level	MHP B	\$15,740	\$18,000	\$20,240	\$22,480	\$24,280	\$26,080	\$27,880	\$29,680
15% Income Level	MHP C	\$11,805	\$13,500	\$15,180	\$16,860	\$18,210	\$19,560	\$20,910	\$22,260
SOLANO									
100% Income Level		\$57,900	\$66,200	\$74,500	\$82,700	\$89,400	\$96,000	\$102,600	\$109,200
60% Income Level		\$34,740	\$39,720	\$44,700	\$49,620	\$53,640	\$57,600	\$61,560	\$65,520
55% Income Level		\$31,845	\$36,410	\$40,975	\$45,485	\$49,170	\$52,800	\$56,430	\$60,060
50% Income Level		\$28,950	\$33,100	\$37,250	\$41,350	\$44,700	\$48,000	\$51,300	\$54,600
45% Income Level		\$26,055	\$29,790	\$33,525	\$37,215	\$40,230	\$43,200	\$46,170	\$49,140
40% Income Level		\$23,160	\$26,480	\$29,800	\$33,080	\$35,760	\$38,400	\$41,040	\$43,680
35% Income Level	MHP A	\$20,265	\$23,170	\$26,075	\$28,945	\$31,290	\$33,600	\$35,910	\$38,220
30% Income Level	MHP B	\$17,370	\$19,860	\$22,350	\$24,810	\$26,820	\$28,800	\$30,780	\$32,760
25% Income Level	MHP B	\$14,475	\$16,550	\$18,625	\$20,675	\$22,350	\$24,000	\$25,650	\$27,300
20% Income Level	MHP C	\$11,580	\$13,240	\$14,900	\$16,540	\$17,880	\$19,200	\$20,520	\$21,840
15% Income Level	MHP C	\$8,685	\$9,930	\$11,175	\$12,405	\$13,410	\$14,400	\$15,390	\$16,380
VENTURA									
100% Income Level		\$63,000	\$72,000	\$81,000	\$90,000	\$97,200	\$104,400	\$111,600	\$118,800
60% Income Level		\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280
55% Income Level		\$34,650	\$39,600	\$44,550	\$49,500	\$53,460	\$57,420	\$61,380	\$65,340
50% Income Level		\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
45% Income Level		\$28,350	\$32,400	\$36,450	\$40,500	\$43,740	\$46,980	\$50,220	\$53,460
40% Income Level		\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
35% Income Level	MHP A	\$22,050	\$25,200	\$28,350	\$31,500	\$34,020	\$36,540	\$39,060	\$41,580
30% Income Level	MHP B	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
25% Income Level	MHP B	\$15,750	\$18,000	\$20,250	\$22,500	\$24,300	\$26,100	\$27,900	\$29,700
20% Income Level	MHP C	\$12,600	\$14,400	\$16,200	\$18,000	\$19,440	\$20,880	\$22,320	\$23,760
15% Income Level	MHP C	\$9,450	\$10,800	\$12,150	\$13,500	\$14,580	\$15,660	\$16,740	\$17,820

Multifamily Housing Program

2011 **HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN						
		\$2,134	\$2,286	\$2,744	\$3,170	\$3,536
		\$1,281	\$1,372	\$1,647	\$1,902	\$2,122
		\$1,174	\$1,258	\$1,509	\$1,743	\$1,945
		\$1,067	\$1,143	\$1,372	\$1,585	\$1,768
		\$960	\$1,029	\$1,235	\$1,426	\$1,591
		\$854	\$915	\$1,098	\$1,268	\$1,415
		\$747	\$800	\$960	\$1,109	\$1,238
		\$640	\$686	\$823	\$951	\$1,061
	MHP B	\$533	\$571	\$686	\$792	\$884
	MHP B	\$427	\$457	\$549	\$634	\$707
	MHP C	\$320	\$343	\$411	\$475	\$530
NEVADA						
		\$1,260	\$1,350	\$1,620	\$1,872	\$2,090
		\$756	\$810	\$972	\$1,123	\$1,254
		\$693	\$742	\$891	\$1,029	\$1,149
		\$630	\$675	\$810	\$936	\$1,045
		\$567	\$607	\$729	\$842	\$940
		\$504	\$540	\$648	\$749	\$836
	MHP A	\$441	\$472	\$567	\$655	\$731
	MHP B	\$378	\$405	\$486	\$561	\$627
	MHP C	\$315	\$337	\$405	\$468	\$522
	MHP C	\$252	\$270	\$324	\$374	\$418
	MHP C	\$189	\$202	\$243	\$280	\$313
SAN FRANCISCO						
		\$2,134	\$2,286	\$2,744	\$3,170	\$3,536
		\$1,281	\$1,372	\$1,647	\$1,902	\$2,122
		\$1,174	\$1,258	\$1,509	\$1,743	\$1,945
		\$1,067	\$1,143	\$1,372	\$1,585	\$1,768
		\$960	\$1,029	\$1,235	\$1,426	\$1,591
		\$854	\$915	\$1,098	\$1,268	\$1,415
		\$747	\$800	\$960	\$1,109	\$1,238
		\$640	\$686	\$823	\$951	\$1,061
	MHP B	\$533	\$571	\$686	\$792	\$884
	MHP B	\$427	\$457	\$549	\$634	\$707
	MHP C	\$320	\$343	\$411	\$475	\$530
SAN MATEO						
		\$2,134	\$2,286	\$2,744	\$3,170	\$3,536
		\$1,281	\$1,372	\$1,647	\$1,902	\$2,122
		\$1,174	\$1,258	\$1,509	\$1,743	\$1,945
		\$1,067	\$1,143	\$1,372	\$1,585	\$1,768
		\$960	\$1,029	\$1,235	\$1,426	\$1,591
		\$854	\$915	\$1,098	\$1,268	\$1,415
		\$747	\$800	\$960	\$1,109	\$1,238
		\$640	\$686	\$823	\$951	\$1,061
	MHP B	\$533	\$571	\$686	\$792	\$884
	MHP B	\$427	\$457	\$549	\$634	\$707
	MHP C	\$320	\$343	\$411	\$475	\$530

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SANTA CLARA						
		\$1,966	\$2,108	\$2,530	\$2,922	\$3,260
		\$1,180	\$1,265	\$1,518	\$1,753	\$1,956
		\$1,082	\$1,159	\$1,391	\$1,607	\$1,793
		\$983	\$1,054	\$1,265	\$1,461	\$1,630
		\$885	\$948	\$1,138	\$1,315	\$1,467
		\$787	\$843	\$1,012	\$1,169	\$1,304
		\$688	\$738	\$885	\$1,022	\$1,141
	MHP A	\$590	\$632	\$759	\$876	\$978
	MHP B	\$491	\$527	\$632	\$730	\$815
	MHP B	\$393	\$421	\$506	\$584	\$652
	MHP C	\$295	\$316	\$379	\$438	\$489
SOLANO						
		\$1,446	\$1,550	\$1,862	\$2,150	\$2,400
		\$868	\$930	\$1,117	\$1,290	\$1,440
		\$796	\$853	\$1,024	\$1,183	\$1,320
		\$723	\$775	\$931	\$1,075	\$1,200
		\$651	\$698	\$838	\$968	\$1,080
		\$579	\$620	\$745	\$860	\$960
	MHP A	\$506	\$542	\$651	\$752	\$840
	MHP B	\$434	\$465	\$558	\$645	\$720
	MHP B	\$361	\$387	\$465	\$537	\$600
	MHP C	\$289	\$310	\$372	\$430	\$480
	MHP C	\$217	\$232	\$279	\$322	\$360
VENTURA						
		\$1,574	\$1,686	\$2,024	\$2,340	\$2,610
		\$945	\$1,012	\$1,215	\$1,404	\$1,566
		\$866	\$928	\$1,113	\$1,287	\$1,435
		\$787	\$843	\$1,012	\$1,170	\$1,305
		\$708	\$759	\$911	\$1,053	\$1,174
		\$630	\$675	\$810	\$936	\$1,044
	MHP A	\$551	\$590	\$708	\$819	\$913
	MHP B	\$472	\$506	\$607	\$702	\$783
	MHP B	\$393	\$421	\$506	\$585	\$652
	MHP C	\$315	\$337	\$405	\$468	\$522
	MHP C	\$236	\$253	\$303	\$351	\$391

Multifamily Housing Program - 2011 <u>HERA</u> Per Unit Loan Limits						
MHP General Units (not for Supportive Housing)						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,413	\$46,421	\$49,879	\$52,904	\$55,496
50% Income Level		\$60,826	\$62,987	\$69,613	\$75,663	\$80,993
45% Income Level		\$76,239	\$79,408	\$89,347	\$98,567	\$106,489
40% Income Level		\$91,508	\$95,830	\$109,082	\$121,326	\$131,841
35% Income Level		\$106,921	\$112,395	\$128,960	\$144,230	\$157,338
30% Income Level		\$122,334	\$128,816	\$148,695	\$166,989	\$182,834
25% Income Level	MHP B	\$137,747	\$145,382	\$168,429	\$189,893	\$208,331
20% Income Level	MHP B	\$153,016	\$161,803	\$188,164	\$212,652	\$233,827
15% Income Level	MHP C	\$168,429	\$178,225	\$208,042	\$235,556	\$259,323
NEVADA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$39,075	\$39,795	\$41,668	\$43,540	\$45,125
50% Income Level		\$48,150	\$49,446	\$53,336	\$56,937	\$60,106
45% Income Level		\$57,225	\$59,242	\$65,003	\$70,477	\$75,231
40% Income Level		\$66,300	\$68,893	\$76,671	\$83,874	\$90,212
35% Income Level	MHP A	\$75,375	\$78,688	\$88,339	\$97,414	\$105,337
30% Income Level	MHP B	\$84,450	\$88,339	\$100,007	\$110,955	\$120,318
25% Income Level	MHP C	\$93,525	\$98,134	\$111,675	\$124,351	\$135,443
20% Income Level	MHP C	\$102,600	\$107,786	\$123,343	\$137,891	\$150,424
15% Income Level	MHP C	\$111,675	\$117,581	\$135,010	\$151,432	\$165,549
SAN FRANCISCO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,413	\$46,421	\$49,879	\$52,904	\$55,496
50% Income Level		\$60,826	\$62,987	\$69,613	\$75,663	\$80,993
45% Income Level		\$76,239	\$79,408	\$89,347	\$98,567	\$106,489
40% Income Level		\$91,508	\$95,830	\$109,082	\$121,326	\$131,841
35% Income Level		\$106,921	\$112,395	\$128,960	\$144,230	\$157,338
30% Income Level		\$122,334	\$128,816	\$148,695	\$166,989	\$182,834
25% Income Level	MHP B	\$137,747	\$145,382	\$168,429	\$189,893	\$208,331
20% Income Level	MHP B	\$153,016	\$161,803	\$188,164	\$212,652	\$233,827
15% Income Level	MHP C	\$168,429	\$178,225	\$208,042	\$235,556	\$259,323
SAN MATEO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$45,413	\$46,421	\$49,879	\$52,904	\$55,496
50% Income Level		\$60,826	\$62,987	\$69,613	\$75,663	\$80,993
45% Income Level		\$76,239	\$79,408	\$89,347	\$98,567	\$106,489
40% Income Level		\$91,508	\$95,830	\$109,082	\$121,326	\$131,841
35% Income Level		\$106,921	\$112,395	\$128,960	\$144,230	\$157,338
30% Income Level		\$122,334	\$128,816	\$148,695	\$166,989	\$182,834
25% Income Level	MHP B	\$137,747	\$145,382	\$168,429	\$189,893	\$208,331
20% Income Level	MHP B	\$153,016	\$161,803	\$188,164	\$212,652	\$233,827
15% Income Level	MHP C	\$168,429	\$178,225	\$208,042	\$235,556	\$259,323

Multifamily Housing Program - 2011 HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$44,117	\$45,269	\$48,294	\$51,031	\$53,480
		\$58,377	\$60,394	\$66,444	\$72,062	\$76,959
		\$72,494	\$75,663	\$84,738	\$93,093	\$100,439
		\$86,611	\$90,788	\$102,888	\$114,124	\$123,919
		\$100,871	\$105,913	\$121,182	\$135,299	\$147,399
	MHP A	\$114,988	\$121,182	\$139,332	\$156,329	\$170,878
	MHP B	\$129,249	\$136,307	\$157,626	\$177,360	\$194,358
	MHP B	\$143,365	\$151,576	\$175,776	\$198,391	\$217,838
	MHP C	\$157,482	\$166,701	\$194,070	\$219,422	\$241,317
SOLANO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$40,371	\$41,092	\$43,396	\$45,413	\$47,286
		\$50,887	\$52,327	\$56,793	\$60,970	\$64,571
		\$61,258	\$63,419	\$70,189	\$76,383	\$81,857
		\$71,630	\$74,655	\$83,586	\$91,940	\$99,143
	MHP A	\$82,145	\$85,890	\$97,126	\$107,497	\$116,428
	MHP B	\$92,517	\$96,982	\$110,522	\$122,911	\$133,714
	MHP B	\$103,032	\$108,218	\$123,919	\$138,468	\$151,000
	MHP C	\$113,403	\$119,309	\$137,315	\$153,881	\$168,285
	MHP C	\$123,775	\$130,545	\$150,712	\$169,438	\$185,571
VENTURA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$41,380	\$42,100	\$44,693	\$46,854	\$48,870
		\$52,759	\$54,344	\$59,242	\$63,707	\$67,596
		\$64,139	\$66,444	\$73,790	\$80,561	\$86,467
		\$75,375	\$78,544	\$88,339	\$97,414	\$105,193
	MHP A	\$86,755	\$90,788	\$103,032	\$114,268	\$124,063
	MHP B	\$98,134	\$102,888	\$117,581	\$131,121	\$142,789
	MHP B	\$109,514	\$115,132	\$132,130	\$147,975	\$161,659
	MHP C	\$120,750	\$127,232	\$146,678	\$164,828	\$180,385
	MHP C	\$132,130	\$139,332	\$161,371	\$181,682	\$199,256

Multifamily Housing Program - 2011 HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, Homeless Youth & Supportive Housing Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$111,508	\$115,830	\$129,082	\$141,326	\$151,841
35% Income Level		\$126,921	\$132,395	\$148,960	\$164,230	\$177,338
30% Income Level		\$142,334	\$148,816	\$168,695	\$186,989	\$202,834
25% Income Level	MHP B	\$157,747	\$165,382	\$188,429	\$209,893	\$228,331
20% Income Level	MHP B	\$173,016	\$181,803	\$208,164	\$232,652	\$253,827
15% Income Level	MHP C	\$188,429	\$198,225	\$228,042	\$255,556	\$279,323
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$86,300	\$88,893	\$96,671	\$103,874	\$110,212
35% Income Level	MHP A	\$95,375	\$98,688	\$108,339	\$117,414	\$125,337
30% Income Level	MHP B	\$104,450	\$108,339	\$120,007	\$130,955	\$140,318
25% Income Level	MHP C	\$113,525	\$118,134	\$131,675	\$144,351	\$155,443
20% Income Level	MHP C	\$122,600	\$127,786	\$143,343	\$157,891	\$170,424
15% Income Level	MHP C	\$131,675	\$137,581	\$155,010	\$171,432	\$185,549
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$111,508	\$115,830	\$129,082	\$141,326	\$151,841
35% Income Level		\$126,921	\$132,395	\$148,960	\$164,230	\$177,338
30% Income Level		\$142,334	\$148,816	\$168,695	\$186,989	\$202,834
25% Income Level	MHP B	\$157,747	\$165,382	\$188,429	\$209,893	\$228,331
20% Income Level	MHP B	\$173,016	\$181,803	\$208,164	\$232,652	\$253,827
15% Income Level	MHP C	\$188,429	\$198,225	\$228,042	\$255,556	\$279,323
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$96,239	\$99,408	\$109,347	\$118,567	\$126,489
40% Income Level		\$111,508	\$115,830	\$129,082	\$141,326	\$151,841
35% Income Level		\$126,921	\$132,395	\$148,960	\$164,230	\$177,338
30% Income Level		\$142,334	\$148,816	\$168,695	\$186,989	\$202,834
25% Income Level	MHP B	\$157,747	\$165,382	\$188,429	\$209,893	\$228,331
20% Income Level	MHP B	\$173,016	\$181,803	\$208,164	\$232,652	\$253,827
15% Income Level	MHP C	\$188,429	\$198,225	\$228,042	\$255,556	\$279,323

Multifamily Housing Program - 2011 HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, Homeless Youth & Supportive Housing Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,611	\$110,788	\$122,888	\$134,124	\$143,919
35% Income Level		\$120,871	\$125,913	\$141,182	\$155,299	\$167,399
30% Income Level	MHP A	\$134,988	\$141,182	\$159,332	\$176,329	\$190,878
25% Income Level	MHP B	\$149,249	\$156,307	\$177,626	\$197,360	\$214,358
20% Income Level	MHP B	\$163,365	\$171,576	\$195,776	\$218,391	\$237,838
15% Income Level	MHP C	\$177,482	\$186,701	\$214,070	\$239,422	\$261,317
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level		\$81,258	\$83,419	\$90,189	\$96,383	\$101,857
40% Income Level		\$91,630	\$94,655	\$103,586	\$111,940	\$119,143
35% Income Level	MHP A	\$102,145	\$105,890	\$117,126	\$127,497	\$136,428
30% Income Level	MHP B	\$112,517	\$116,982	\$130,522	\$142,911	\$153,714
25% Income Level	MHP B	\$123,032	\$128,218	\$143,919	\$158,468	\$171,000
20% Income Level	MHP C	\$133,403	\$139,309	\$157,315	\$173,881	\$188,285
15% Income Level	MHP C	\$143,775	\$150,545	\$170,712	\$189,438	\$205,571
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$95,375	\$98,544	\$108,339	\$117,414	\$125,193
35% Income Level	MHP A	\$106,755	\$110,788	\$123,032	\$134,268	\$144,063
30% Income Level	MHP B	\$118,134	\$122,888	\$137,581	\$151,121	\$162,789
25% Income Level	MHP B	\$129,514	\$135,132	\$152,130	\$167,975	\$181,659
20% Income Level	MHP C	\$140,750	\$147,232	\$166,678	\$184,828	\$200,385
15% Income Level	MHP C	\$152,130	\$159,332	\$181,371	\$201,682	\$219,256

Multifamily Housing Program - 2011 HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, Homeless Youth & Supportive Housing "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$126,508	\$130,830	\$144,082	\$156,326	\$166,841
35% Income Level		\$141,921	\$147,395	\$163,960	\$179,230	\$192,338
30% Income Level		\$157,334	\$163,816	\$183,695	\$201,989	\$217,834
25% Income Level	MHP B	\$172,747	\$180,382	\$203,429	\$224,893	\$243,331
20% Income Level	MHP B	\$188,016	\$196,803	\$223,164	\$247,652	\$268,827
15% Income Level	MHP C	\$203,429	\$213,225	\$243,042	\$270,556	\$294,323
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,300	\$103,893	\$111,671	\$118,874	\$125,212
35% Income Level	MHP A	\$110,375	\$113,688	\$123,339	\$132,414	\$140,337
30% Income Level	MHP B	\$119,450	\$123,339	\$135,007	\$145,955	\$155,318
25% Income Level	MHP C	\$128,525	\$133,134	\$146,675	\$159,351	\$170,443
20% Income Level	MHP C	\$137,600	\$142,786	\$158,343	\$172,891	\$185,424
15% Income Level	MHP C	\$146,675	\$152,581	\$170,010	\$186,432	\$200,549
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$126,508	\$130,830	\$144,082	\$156,326	\$166,841
35% Income Level		\$141,921	\$147,395	\$163,960	\$179,230	\$192,338
30% Income Level		\$157,334	\$163,816	\$183,695	\$201,989	\$217,834
25% Income Level	MHP B	\$172,747	\$180,382	\$203,429	\$224,893	\$243,331
20% Income Level	MHP B	\$188,016	\$196,803	\$223,164	\$247,652	\$268,827
15% Income Level	MHP C	\$203,429	\$213,225	\$243,042	\$270,556	\$294,323
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$126,508	\$130,830	\$144,082	\$156,326	\$166,841
35% Income Level		\$141,921	\$147,395	\$163,960	\$179,230	\$192,338
30% Income Level		\$157,334	\$163,816	\$183,695	\$201,989	\$217,834
25% Income Level	MHP B	\$172,747	\$180,382	\$203,429	\$224,893	\$243,331
20% Income Level	MHP B	\$188,016	\$196,803	\$223,164	\$247,652	\$268,827
15% Income Level	MHP C	\$203,429	\$213,225	\$243,042	\$270,556	\$294,323

Multifamily Housing Program - 2011 HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, Homeless Youth & Supportive Housing "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$121,611	\$125,788	\$137,888	\$149,124	\$158,919
35% Income Level		\$135,871	\$140,913	\$156,182	\$170,299	\$182,399
30% Income Level	MHP A	\$149,988	\$156,182	\$174,332	\$191,329	\$205,878
25% Income Level	MHP B	\$164,249	\$171,307	\$192,626	\$212,360	\$229,358
20% Income Level	MHP B	\$178,365	\$186,576	\$210,776	\$233,391	\$252,838
15% Income Level	MHP C	\$192,482	\$201,701	\$229,070	\$254,422	\$276,317
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,630	\$109,655	\$118,586	\$126,940	\$134,143
35% Income Level	MHP A	\$117,145	\$120,890	\$132,126	\$142,497	\$151,428
30% Income Level	MHP B	\$127,517	\$131,982	\$145,522	\$157,911	\$168,714
25% Income Level	MHP B	\$138,032	\$143,218	\$158,919	\$173,468	\$186,000
20% Income Level	MHP C	\$148,403	\$154,309	\$172,315	\$188,881	\$203,285
15% Income Level	MHP C	\$158,775	\$165,545	\$185,712	\$204,438	\$220,571
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$110,375	\$113,544	\$123,339	\$132,414	\$140,193
35% Income Level	MHP A	\$121,755	\$125,788	\$138,032	\$149,268	\$159,063
30% Income Level	MHP B	\$133,134	\$137,888	\$152,581	\$166,121	\$177,789
25% Income Level	MHP B	\$144,514	\$150,132	\$167,130	\$182,975	\$196,659
20% Income Level	MHP C	\$155,750	\$162,232	\$181,678	\$199,828	\$215,385
15% Income Level	MHP C	\$167,130	\$174,332	\$196,371	\$216,682	\$234,256