

Multifamily Housing Programs
2021 MTSP HERA Special Income Limits - effective April 1, 2021

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). 2021 MTSP HERA Special Income Limits apply to MTSPs located in Nevada, Solano or Ventura county and placed in service (PIS) prior to 1/1/09. A different set of Income Limits (2021 MTSP Regular Income Limits) are applicable to MTSPs located in Nevada, Solano or Ventura county (HERA Special counties) and PIS on or after 1/1/09, and MTSPs located within all other counties.

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

County	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
NEVADA								
100% Income Level	\$65,100	\$74,400	\$83,700	\$93,000	\$100,500	\$107,900	\$115,400	\$122,800
60% Income Level	\$39,060	\$44,640	\$50,220	\$55,800	\$60,300	\$64,740	\$69,240	\$73,680
55% Income Level	\$35,805	\$40,920	\$46,035	\$51,150	\$55,275	\$59,345	\$63,470	\$67,540
50% Income Level	\$32,550	\$37,200	\$41,850	\$46,500	\$50,250	\$53,950	\$57,700	\$61,400
45% Income Level	\$29,295	\$33,480	\$37,665	\$41,850	\$45,225	\$48,555	\$51,930	\$55,260
40% Income Level	\$26,040	\$29,760	\$33,480	\$37,200	\$40,200	\$43,160	\$46,160	\$49,120
35% Income Level	\$22,785	\$26,040	\$29,295	\$32,550	\$35,175	\$37,765	\$40,390	\$42,980
30% Income Level	\$19,530	\$22,320	\$25,110	\$27,900	\$30,150	\$32,370	\$34,620	\$36,840
25% Income Level	\$16,275	\$18,600	\$20,925	\$23,250	\$25,125	\$26,975	\$28,850	\$30,700
20% Income Level	\$13,020	\$14,880	\$16,740	\$18,600	\$20,100	\$21,580	\$23,080	\$24,560
15% Income Level	\$9,765	\$11,160	\$12,555	\$13,950	\$15,075	\$16,185	\$17,310	\$18,420
SOLANO								
100% Income Level	\$70,600	\$80,700	\$90,800	\$100,800	\$108,900	\$117,000	\$125,000	\$133,100
60% Income Level	\$42,360	\$48,420	\$54,480	\$60,480	\$65,340	\$70,200	\$75,000	\$79,860
55% Income Level	\$38,830	\$44,385	\$49,940	\$55,440	\$59,895	\$64,350	\$68,750	\$73,205
50% Income Level	\$35,300	\$40,350	\$45,400	\$50,400	\$54,450	\$58,500	\$62,500	\$66,550
45% Income Level	\$31,770	\$36,315	\$40,860	\$45,360	\$49,005	\$52,650	\$56,250	\$59,895
40% Income Level	\$28,240	\$32,280	\$36,320	\$40,320	\$43,560	\$46,800	\$50,000	\$53,240
35% Income Level	\$24,710	\$28,245	\$31,780	\$35,280	\$38,115	\$40,950	\$43,750	\$46,585
30% Income Level	\$21,180	\$24,210	\$27,240	\$30,240	\$32,670	\$35,100	\$37,500	\$39,930
25% Income Level	\$17,650	\$20,175	\$22,700	\$25,200	\$27,225	\$29,250	\$31,250	\$33,275
20% Income Level	\$14,120	\$16,140	\$18,160	\$20,160	\$21,780	\$23,400	\$25,000	\$26,620
15% Income Level	\$10,590	\$12,105	\$13,620	\$15,120	\$16,335	\$17,550	\$18,750	\$19,965
VENTURA								
100% Income Level	\$79,100	\$90,400	\$101,700	\$112,900	\$122,000	\$131,000	\$140,000	\$149,100
60% Income Level	\$47,460	\$54,240	\$61,020	\$67,740	\$73,200	\$78,600	\$84,000	\$89,460
55% Income Level	\$43,505	\$49,720	\$55,935	\$62,095	\$67,100	\$72,050	\$77,000	\$82,005
50% Income Level	\$39,550	\$45,200	\$50,850	\$56,450	\$61,000	\$65,500	\$70,000	\$74,550
45% Income Level	\$35,595	\$40,680	\$45,765	\$50,805	\$54,900	\$58,950	\$63,000	\$67,095
40% Income Level	\$31,640	\$36,160	\$40,680	\$45,160	\$48,800	\$52,400	\$56,000	\$59,640
35% Income Level	\$27,685	\$31,640	\$35,595	\$39,515	\$42,700	\$45,850	\$49,000	\$52,185
30% Income Level	\$23,730	\$27,120	\$30,510	\$33,870	\$36,600	\$39,300	\$42,000	\$44,730
25% Income Level	\$19,775	\$22,600	\$25,425	\$28,225	\$30,500	\$32,750	\$35,000	\$37,275
20% Income Level	\$15,820	\$18,080	\$20,340	\$22,580	\$24,400	\$26,200	\$28,000	\$29,820
15% Income Level	\$11,865	\$13,560	\$15,255	\$16,935	\$18,300	\$19,650	\$21,000	\$22,365

Multifamily Housing Programs
2021 MTSP HERA Special Rent Limits, gross rent including utility allowance
effective April 1, 2021

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). 2021 MTSP HERA Special Rent Limits apply to MTSPs located in Nevada, Solano or Ventura county and placed in service (PIS) prior to 1/1/09. A different set of Rent Limits (2021 MTSP Regular Rent Limits) are applicable to MTSPs located in Nevada, Solano or Ventura 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 rent limits for these units.

County	Efficiency	1 BR	2 BR	3 BR	4 BR
NEVADA					
100% Income Level	\$1,626	\$1,742	\$2,092	\$2,418	\$2,696
60% Income Level	\$976	\$1,046	\$1,255	\$1,451	\$1,618
55% Income Level	\$895	\$959	\$1,150	\$1,330	\$1,483
50% Income Level	\$813	\$871	\$1,046	\$1,209	\$1,348
45% Income Level	\$732	\$784	\$941	\$1,088	\$1,213
40% Income Level	\$651	\$697	\$837	\$967	\$1,079
35% Income Level	\$569	\$610	\$732	\$846	\$944
30% Income Level	\$488	\$523	\$627	\$725	\$809
25% Income Level	\$406	\$435	\$523	\$604	\$674
20% Income Level	\$325	\$348	\$418	\$483	\$539
15% Income Level	\$244	\$261	\$313	\$362	\$404
SOLANO					
100% Income Level	\$1,764	\$1,890	\$2,270	\$2,620	\$2,924
60% Income Level	\$1,059	\$1,134	\$1,362	\$1,572	\$1,755
55% Income Level	\$970	\$1,040	\$1,248	\$1,441	\$1,608
50% Income Level	\$882	\$945	\$1,135	\$1,310	\$1,462
45% Income Level	\$794	\$851	\$1,021	\$1,179	\$1,316
40% Income Level	\$706	\$756	\$908	\$1,048	\$1,170
35% Income Level	\$617	\$661	\$794	\$917	\$1,023
30% Income Level	\$529	\$567	\$681	\$786	\$877
25% Income Level	\$441	\$472	\$567	\$655	\$731
20% Income Level	\$353	\$378	\$454	\$524	\$585
15% Income Level	\$264	\$283	\$340	\$393	\$438
VENTURA					
100% Income Level	\$1,976	\$2,118	\$2,542	\$2,936	\$3,274
60% Income Level	\$1,186	\$1,271	\$1,525	\$1,761	\$1,965
55% Income Level	\$1,087	\$1,165	\$1,398	\$1,614	\$1,801
50% Income Level	\$988	\$1,059	\$1,271	\$1,468	\$1,637
45% Income Level	\$889	\$953	\$1,144	\$1,321	\$1,473
40% Income Level	\$791	\$847	\$1,017	\$1,174	\$1,310
35% Income Level	\$692	\$741	\$889	\$1,027	\$1,146
30% Income Level	\$593	\$635	\$762	\$880	\$982
25% Income Level	\$494	\$529	\$635	\$734	\$818
20% Income Level	\$395	\$423	\$508	\$587	\$655
15% Income Level	\$296	\$317	\$381	\$440	\$491