

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
ALAMEDA - prior six years income limits (greatest to lowest): 2012, 2011, 2014, 2010, 2009, 2013										
	100% Income Level	\$64,400	\$73,600	\$82,800	\$92,000	\$99,400	\$106,800	\$114,100	\$121,500	
	60% Income Level	\$38,640	\$44,160	\$49,680	\$55,200	\$59,640	\$64,080	\$68,460	\$72,900	
	55% Income Level	\$35,420	\$40,480	\$45,540	\$50,600	\$54,670	\$58,740	\$62,755	\$66,825	
	50% Income Level	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,400	\$57,050	\$60,750	
	45% Income Level	\$28,980	\$33,120	\$37,260	\$41,400	\$44,730	\$48,060	\$51,345	\$54,675	
	40% Income Level	\$25,760	\$29,440	\$33,120	\$36,800	\$39,760	\$42,720	\$45,640	\$48,600	
	35% Income Level	\$22,540	\$25,760	\$28,980	\$32,200	\$34,790	\$37,380	\$39,935	\$42,525	
	30% Income Level	MHP B	\$19,320	\$22,080	\$24,840	\$27,600	\$29,820	\$32,040	\$34,230	\$36,450
	25% Income Level	MHP B	\$16,100	\$18,400	\$20,700	\$23,000	\$24,850	\$26,700	\$28,525	\$30,375
	20% Income Level	MHP C	\$12,880	\$14,720	\$16,560	\$18,400	\$19,880	\$21,360	\$22,820	\$24,300
	15% Income Level	MHP C	\$9,660	\$11,040	\$12,420	\$13,800	\$14,910	\$16,020	\$17,115	\$18,225
ALPINE - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2009, 2010										
	100% Income Level	\$57,200	\$65,300	\$73,500	\$81,600	\$88,200	\$94,700	\$101,200	\$107,800	
	60% Income Level	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	55% Income Level	\$31,460	\$35,915	\$40,425	\$44,880	\$48,510	\$52,085	\$55,660	\$59,290	
	50% Income Level	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900	
	45% Income Level	\$25,740	\$29,385	\$33,075	\$36,720	\$39,690	\$42,615	\$45,540	\$48,510	
	40% Income Level	\$22,880	\$26,120	\$29,400	\$32,640	\$35,280	\$37,880	\$40,480	\$43,120	
	35% Income Level	MHP A	\$20,020	\$22,855	\$25,725	\$28,560	\$30,870	\$33,145	\$35,420	\$37,730
	30% Income Level	MHP B	\$17,160	\$19,590	\$22,050	\$24,480	\$26,460	\$28,410	\$30,360	\$32,340
	25% Income Level	MHP B	\$14,300	\$16,325	\$18,375	\$20,400	\$22,050	\$23,675	\$25,300	\$26,950
	20% Income Level	MHP C	\$11,440	\$13,060	\$14,700	\$16,320	\$17,640	\$18,940	\$20,240	\$21,560
	15% Income Level	MHP C	\$8,580	\$9,795	\$11,025	\$12,240	\$13,230	\$14,205	\$15,180	\$16,170
AMADOR - prior six years income limits (greatest to lowest): 2014, 2013, 2009, 2010, 2012, 2011										
	100% Income Level	\$50,700	\$57,900	\$65,100	\$72,300	\$78,100	\$83,900	\$89,700	\$95,500	
	60% Income Level	\$30,420	\$34,740	\$39,060	\$43,380	\$46,860	\$50,340	\$53,820	\$57,300	
	55% Income Level	\$27,885	\$31,845	\$35,805	\$39,765	\$42,955	\$46,145	\$49,335	\$52,525	
	50% Income Level	\$25,350	\$28,950	\$32,550	\$36,150	\$39,050	\$41,950	\$44,850	\$47,750	
	45% Income Level	\$22,815	\$26,055	\$29,295	\$32,535	\$35,145	\$37,755	\$40,365	\$42,975	
	40% Income Level	\$20,280	\$23,160	\$26,040	\$28,920	\$31,240	\$33,560	\$35,880	\$38,200	
	35% Income Level	MHP A	\$17,745	\$20,265	\$22,785	\$25,305	\$27,335	\$29,365	\$31,395	\$33,425
	30% Income Level	MHP B	\$15,210	\$17,370	\$19,530	\$21,690	\$23,430	\$25,170	\$26,910	\$28,650
	25% Income Level	MHP C	\$12,675	\$14,475	\$16,275	\$18,075	\$19,525	\$20,975	\$22,425	\$23,875
	20% Income Level	MHP C	\$10,140	\$11,580	\$13,020	\$14,460	\$15,620	\$16,780	\$17,940	\$19,100
	15% Income Level	MHP C	\$7,605	\$8,685	\$9,765	\$10,845	\$11,715	\$12,585	\$13,455	\$14,325
BUTTE - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014										
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300	
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380	
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765	
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150	
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975	\$18,075
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580	\$14,460
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185	\$10,845

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

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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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
CALAVERAS - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009									
	100% Income Level	\$49,000	\$56,000	\$63,000	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400
	60% Income Level	\$29,400	\$33,600	\$37,800	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440
	55% Income Level	\$26,950	\$30,800	\$34,650	\$38,500	\$41,580	\$44,660	\$47,740	\$50,820
	50% Income Level	\$24,500	\$28,000	\$31,500	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
	45% Income Level	\$22,050	\$25,200	\$28,350	\$31,500	\$34,020	\$36,540	\$39,060	\$41,580
	40% Income Level	\$19,600	\$22,400	\$25,200	\$28,000	\$30,240	\$32,480	\$34,720	\$36,960
	35% Income Level	MHP A	\$17,150	\$19,600	\$22,050	\$24,500	\$26,460	\$28,420	\$30,380
	30% Income Level	MHP B	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040
	25% Income Level	MHP C	\$12,250	\$14,000	\$15,750	\$17,500	\$18,900	\$20,300	\$21,700
	20% Income Level	MHP C	\$9,800	\$11,200	\$12,600	\$14,000	\$15,120	\$16,240	\$17,360
	15% Income Level	MHP C	\$7,350	\$8,400	\$9,450	\$10,500	\$11,340	\$12,180	\$13,020
COLUSA - prior six years income limits (greatest to lowest): 2012, 2014, 2013, 2011, 2010, 2009									
	100% Income Level	\$40,200	\$45,900	\$51,600	\$57,300	\$61,900	\$66,500	\$71,100	\$75,700
	60% Income Level	\$24,120	\$27,540	\$30,960	\$34,380	\$37,140	\$39,900	\$42,660	\$45,420
	55% Income Level	\$22,110	\$25,245	\$28,380	\$31,515	\$34,045	\$36,575	\$39,105	\$41,635
	50% Income Level	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
	45% Income Level	MHP A	\$18,090	\$20,655	\$23,220	\$25,785	\$27,855	\$29,925	\$31,995
	40% Income Level	MHP B	\$16,080	\$18,360	\$20,640	\$22,920	\$24,760	\$26,600	\$28,440
	35% Income Level	MHP B	\$14,070	\$16,065	\$18,060	\$20,055	\$21,665	\$23,275	\$24,885
	30% Income Level	MHP C	\$12,060	\$13,770	\$15,480	\$17,190	\$18,570	\$19,950	\$21,330
	25% Income Level	MHP C	\$10,050	\$11,475	\$12,900	\$14,325	\$15,475	\$16,625	\$17,775
	20% Income Level	MHP C	\$8,040	\$9,180	\$10,320	\$11,460	\$12,380	\$13,300	\$14,220
	15% Income Level	MHP C	\$6,030	\$6,885	\$7,740	\$8,595	\$9,285	\$9,975	\$10,665
CONTRA COSTA - prior six years income limits (greatest to lowest): 2012, 2011, 2014, 2010, 2009, 2013									
	100% Income Level	\$64,400	\$73,600	\$82,800	\$92,000	\$99,400	\$106,800	\$114,100	\$121,500
	60% Income Level	\$38,640	\$44,160	\$49,680	\$55,200	\$59,640	\$64,080	\$68,460	\$72,900
	55% Income Level	\$35,420	\$40,480	\$45,540	\$50,600	\$54,670	\$58,740	\$62,755	\$66,825
	50% Income Level	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,400	\$57,050	\$60,750
	45% Income Level	\$28,980	\$33,120	\$37,260	\$41,400	\$44,730	\$48,060	\$51,345	\$54,675
	40% Income Level	\$25,760	\$29,440	\$33,120	\$36,800	\$39,760	\$42,720	\$45,640	\$48,600
	35% Income Level	\$22,540	\$25,760	\$28,980	\$32,200	\$34,790	\$37,380	\$39,935	\$42,525
	30% Income Level	MHP B	\$19,320	\$22,080	\$24,840	\$27,600	\$29,820	\$32,040	\$34,230
	25% Income Level	MHP B	\$16,100	\$18,400	\$20,700	\$23,000	\$24,850	\$26,700	\$28,525
	20% Income Level	MHP C	\$12,880	\$14,720	\$16,560	\$18,400	\$19,880	\$21,360	\$22,820
	15% Income Level	MHP C	\$9,660	\$11,040	\$12,420	\$13,800	\$14,910	\$16,020	\$17,115
DEL NORTE - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

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County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
EL DORADO - prior six years income limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2014									
	100% Income Level	\$48,100	\$55,000	\$61,900	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700
	60% Income Level	\$28,860	\$33,000	\$37,140	\$41,220	\$44,520	\$47,820	\$51,120	\$54,420
	55% Income Level	\$26,455	\$30,250	\$34,045	\$37,785	\$40,810	\$43,835	\$46,860	\$49,885
	50% Income Level	\$24,050	\$27,500	\$30,950	\$34,350	\$37,100	\$39,850	\$42,600	\$45,350
	45% Income Level	\$21,645	\$24,750	\$27,855	\$30,915	\$33,390	\$35,865	\$38,340	\$40,815
	40% Income Level	\$19,240	\$22,000	\$24,760	\$27,480	\$29,680	\$31,880	\$34,080	\$36,280
	35% Income Level	MHP A	\$16,835	\$19,250	\$21,665	\$24,045	\$25,970	\$27,895	\$29,820
	30% Income Level	MHP B	\$14,430	\$16,500	\$18,570	\$20,610	\$22,260	\$23,910	\$25,560
	25% Income Level	MHP C	\$12,025	\$13,750	\$15,475	\$17,175	\$18,550	\$19,925	\$21,300
	20% Income Level	MHP C	\$9,620	\$11,000	\$12,380	\$13,740	\$14,840	\$15,940	\$17,040
	15% Income Level	MHP C	\$7,215	\$8,250	\$9,285	\$10,305	\$11,130	\$11,955	\$12,780
FRESNO - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
GLENN - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
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	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
HUMBOLDT - prior six years income limits (greatest to lowest): 2012, 2014, 2013, 2011, 2010, 2009									
	100% Income Level	\$40,300	\$46,000	\$51,800	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
	60% Income Level	\$24,180	\$27,600	\$31,080	\$34,500	\$37,260	\$40,020	\$42,780	\$45,540
	55% Income Level	\$22,165	\$25,300	\$28,490	\$31,625	\$34,155	\$36,685	\$39,215	\$41,745
	50% Income Level	\$20,150	\$23,000	\$25,900	\$28,750	\$31,050	\$33,350	\$35,650	\$37,950
	45% Income Level	MHP A	\$18,135	\$20,700	\$23,310	\$25,875	\$27,945	\$30,015	\$32,085
	40% Income Level	MHP B	\$16,120	\$18,400	\$20,720	\$23,000	\$24,840	\$26,680	\$28,520
	35% Income Level	MHP B	\$14,105	\$16,100	\$18,130	\$20,125	\$21,735	\$23,345	\$24,955
	30% Income Level	MHP C	\$12,090	\$13,800	\$15,540	\$17,250	\$18,630	\$20,010	\$21,390
	25% Income Level	MHP C	\$10,075	\$11,500	\$12,950	\$14,375	\$15,525	\$16,675	\$17,825
	20% Income Level	MHP C	\$8,060	\$9,200	\$10,360	\$11,500	\$12,420	\$13,340	\$14,260
	15% Income Level	MHP C	\$6,045	\$6,900	\$7,770	\$8,625	\$9,315	\$10,005	\$10,695

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	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
INYO - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009									
	100% Income Level	\$48,300	\$55,200	\$62,100	\$69,000	\$74,600	\$80,100	\$85,600	\$91,100
	60% Income Level	\$28,980	\$33,120	\$37,260	\$41,400	\$44,760	\$48,060	\$51,360	\$54,660
	55% Income Level	\$26,565	\$30,360	\$34,155	\$37,950	\$41,030	\$44,055	\$47,080	\$50,105
	50% Income Level	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550
	45% Income Level		\$21,735	\$24,840	\$27,945	\$31,050	\$33,570	\$36,045	\$38,520
	40% Income Level		\$19,320	\$22,080	\$24,840	\$27,600	\$29,840	\$32,040	\$34,240
	35% Income Level	MHP A	\$16,905	\$19,320	\$21,735	\$24,150	\$26,110	\$28,035	\$29,960
	30% Income Level	MHP B	\$14,490	\$16,560	\$18,630	\$20,700	\$22,380	\$24,030	\$25,680
	25% Income Level	MHP C	\$12,075	\$13,800	\$15,525	\$17,250	\$18,650	\$20,025	\$21,400
	20% Income Level	MHP C	\$9,660	\$11,040	\$12,420	\$13,800	\$14,920	\$16,020	\$17,120
	15% Income Level	MHP C	\$7,245	\$8,280	\$9,315	\$10,350	\$11,190	\$12,015	\$12,840
KERN - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
KINGS - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
LAKE - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
LASSEN - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009									
	100% Income Level	\$47,600	\$54,400	\$61,200	\$67,900	\$73,400	\$78,800	\$84,200	\$89,700
	60% Income Level	\$28,560	\$32,640	\$36,720	\$40,740	\$44,040	\$47,280	\$50,520	\$53,820
	55% Income Level	\$26,180	\$29,920	\$33,660	\$37,345	\$40,370	\$43,340	\$46,310	\$49,335
	50% Income Level	\$23,800	\$27,200	\$30,600	\$33,950	\$36,700	\$39,400	\$42,100	\$44,850
	45% Income Level	\$21,420	\$24,480	\$27,540	\$30,555	\$33,030	\$35,460	\$37,890	\$40,365
	40% Income Level	MHP A	\$19,040	\$21,760	\$24,480	\$27,160	\$29,360	\$31,520	\$33,680
	35% Income Level	MHP B	\$16,660	\$19,040	\$21,420	\$23,765	\$25,690	\$27,580	\$29,470
	30% Income Level	MHP B	\$14,280	\$16,320	\$18,360	\$20,370	\$22,020	\$23,640	\$25,260
	25% Income Level	MHP C	\$11,900	\$13,600	\$15,300	\$16,975	\$18,350	\$19,700	\$21,050
	20% Income Level	MHP C	\$9,520	\$10,880	\$12,240	\$13,580	\$14,680	\$15,760	\$16,840
	15% Income Level	MHP C	\$7,140	\$8,160	\$9,180	\$10,185	\$11,010	\$11,820	\$12,630
LOS ANGELES - prior six years income limits (greatest to lowest): 2011, 2012, 2013, 2010, 2014, 2009									
	100% Income Level	\$57,100	\$65,200	\$73,400	\$81,500	\$88,100	\$94,600	\$101,100	\$107,600
	60% Income Level	\$34,260	\$39,120	\$44,040	\$48,900	\$52,860	\$56,760	\$60,660	\$64,560
	55% Income Level	\$31,405	\$35,860	\$40,370	\$44,825	\$48,455	\$52,030	\$55,605	\$59,180
	50% Income Level	\$28,550	\$32,600	\$36,700	\$40,750	\$44,050	\$47,300	\$50,550	\$53,800
	45% Income Level	\$25,695	\$29,340	\$33,030	\$36,675	\$39,645	\$42,570	\$45,495	\$48,420
	40% Income Level	\$22,840	\$26,080	\$29,360	\$32,600	\$35,240	\$37,840	\$40,440	\$43,040
	35% Income Level	MHP A	\$19,985	\$22,820	\$25,690	\$28,525	\$30,835	\$33,110	\$35,385
	30% Income Level	MHP B	\$17,130	\$19,560	\$22,020	\$24,450	\$26,430	\$28,380	\$30,330
	25% Income Level	MHP B	\$14,275	\$16,300	\$18,350	\$20,375	\$22,025	\$23,650	\$25,275
	20% Income Level	MHP C	\$11,420	\$13,040	\$14,680	\$16,300	\$17,620	\$18,920	\$20,220
	15% Income Level	MHP C	\$8,565	\$9,780	\$11,010	\$12,225	\$13,215	\$14,190	\$15,165
MADERA - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MARIN - prior six years income limits (greatest to lowest): 2009, 2012, 2014, 2010, 2011, 2013									
		\$77,500	\$88,600	\$99,700	\$110,700	\$119,600	\$128,500	\$137,300	\$146,200
		\$46,500	\$53,160	\$59,820	\$66,420	\$71,760	\$77,100	\$82,380	\$87,720
		\$42,625	\$48,730	\$54,835	\$60,885	\$65,780	\$70,675	\$75,515	\$80,410
		\$38,750	\$44,300	\$49,850	\$55,350	\$59,800	\$64,250	\$68,650	\$73,100
		\$34,875	\$39,870	\$44,865	\$49,815	\$53,820	\$57,825	\$61,785	\$65,790
		\$31,000	\$35,440	\$39,880	\$44,280	\$47,840	\$51,400	\$54,920	\$58,480
		\$27,125	\$31,010	\$34,895	\$38,745	\$41,860	\$44,975	\$48,055	\$51,170
		\$23,250	\$26,580	\$29,910	\$33,210	\$35,880	\$38,550	\$41,190	\$43,860
	MHP B	\$19,375	\$22,150	\$24,925	\$27,675	\$29,900	\$32,125	\$34,325	\$36,550
	MHP B	\$15,500	\$17,720	\$19,940	\$22,140	\$23,920	\$25,700	\$27,460	\$29,240
	MHP C	\$11,625	\$13,290	\$14,955	\$16,605	\$17,940	\$19,275	\$20,595	\$21,930
MARIPOSA - prior six years income limits (greatest to lowest): 2013, 2014, 2012, 2011, 2010, 2009									
		\$42,500	\$48,500	\$54,600	\$60,600	\$65,500	\$70,300	\$75,200	\$80,000
		\$25,500	\$29,100	\$32,760	\$36,360	\$39,300	\$42,180	\$45,120	\$48,000
		\$23,375	\$26,675	\$30,030	\$33,330	\$36,025	\$38,665	\$41,360	\$44,000
		\$21,250	\$24,250	\$27,300	\$30,300	\$32,750	\$35,150	\$37,600	\$40,000
		\$19,125	\$21,825	\$24,570	\$27,270	\$29,475	\$31,635	\$33,840	\$36,000
	MHP A	\$17,000	\$19,400	\$21,840	\$24,240	\$26,200	\$28,120	\$30,080	\$32,000
	MHP B	\$14,875	\$16,975	\$19,110	\$21,210	\$22,925	\$24,605	\$26,320	\$28,000
	MHP C	\$12,750	\$14,550	\$16,380	\$18,180	\$19,650	\$21,090	\$22,560	\$24,000
	MHP C	\$10,625	\$12,125	\$13,650	\$15,150	\$16,375	\$17,575	\$18,800	\$20,000
	MHP C	\$8,500	\$9,700	\$10,920	\$12,120	\$13,100	\$14,060	\$15,040	\$16,000
	MHP C	\$6,375	\$7,275	\$8,190	\$9,090	\$9,825	\$10,545	\$11,280	\$12,000
MENDOCINO - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014									
		\$38,400	\$43,900	\$49,400	\$54,800	\$59,200	\$63,600	\$68,000	\$72,400
		\$23,040	\$26,340	\$29,640	\$32,880	\$35,520	\$38,160	\$40,800	\$43,440
		\$21,120	\$24,145	\$27,170	\$30,140	\$32,560	\$34,980	\$37,400	\$39,820
		\$19,200	\$21,950	\$24,700	\$27,400	\$29,600	\$31,800	\$34,000	\$36,200
	MHP A	\$17,280	\$19,755	\$22,230	\$24,660	\$26,640	\$28,620	\$30,600	\$32,580
	MHP B	\$15,360	\$17,560	\$19,760	\$21,920	\$23,680	\$25,440	\$27,200	\$28,960
	MHP B	\$13,440	\$15,365	\$17,290	\$19,180	\$20,720	\$22,260	\$23,800	\$25,340
	MHP C	\$11,520	\$13,170	\$14,820	\$16,440	\$17,760	\$19,080	\$20,400	\$21,720
	MHP C	\$9,600	\$10,975	\$12,350	\$13,700	\$14,800	\$15,900	\$17,000	\$18,100
	MHP C	\$7,680	\$8,780	\$9,880	\$10,960	\$11,840	\$12,720	\$13,600	\$14,480
	MHP C	\$5,760	\$6,585	\$7,410	\$8,220	\$8,880	\$9,540	\$10,200	\$10,860
MERCED - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
		\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
		\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
		\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
		\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975	\$18,075
	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580	\$14,460
	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185	\$10,845

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-HERA** Maximum Income Limits

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County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
MODOC - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
MONO - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009									
	100% Income Level	\$56,900	\$65,000	\$73,100	\$81,200	\$87,700	\$94,200	\$100,700	\$107,200
	60% Income Level	\$34,140	\$39,000	\$43,860	\$48,720	\$52,620	\$56,520	\$60,420	\$64,320
	55% Income Level	\$31,295	\$35,750	\$40,205	\$44,660	\$48,235	\$51,810	\$55,385	\$58,960
	50% Income Level	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600
	45% Income Level	\$25,605	\$29,250	\$32,895	\$36,540	\$39,465	\$42,390	\$45,315	\$48,240
	40% Income Level	\$22,760	\$26,000	\$29,240	\$32,480	\$35,080	\$37,680	\$40,280	\$42,880
	35% Income Level	MHP A	\$19,915	\$22,750	\$25,585	\$28,420	\$30,695	\$32,970	\$35,245
	30% Income Level	MHP B	\$17,070	\$19,500	\$21,930	\$24,360	\$26,310	\$28,260	\$30,210
	25% Income Level	MHP B	\$14,225	\$16,250	\$18,275	\$20,300	\$21,925	\$23,550	\$25,175
	20% Income Level	MHP C	\$11,380	\$13,000	\$14,620	\$16,240	\$17,540	\$18,840	\$20,140
	15% Income Level	MHP C	\$8,535	\$9,750	\$10,965	\$12,180	\$13,155	\$14,130	\$15,105
MONTEREY - prior six years income limits (greatest to lowest): 2014, 2013, 2012, 2011, 2009, 2010									
	100% Income Level	\$50,400	\$57,600	\$64,800	\$71,900	\$77,700	\$83,500	\$89,200	\$95,000
	60% Income Level	\$30,240	\$34,560	\$38,880	\$43,140	\$46,620	\$50,100	\$53,520	\$57,000
	55% Income Level	\$27,720	\$31,680	\$35,640	\$39,545	\$42,735	\$45,925	\$49,060	\$52,250
	50% Income Level	\$25,200	\$28,800	\$32,400	\$35,950	\$38,850	\$41,750	\$44,600	\$47,500
	45% Income Level	\$22,680	\$25,920	\$29,160	\$32,355	\$34,965	\$37,575	\$40,140	\$42,750
	40% Income Level	\$20,160	\$23,040	\$25,920	\$28,760	\$31,080	\$33,400	\$35,680	\$38,000
	35% Income Level	MHP A	\$17,640	\$20,160	\$22,680	\$25,165	\$27,195	\$29,225	\$31,220
	30% Income Level	MHP B	\$15,120	\$17,280	\$19,440	\$21,570	\$23,310	\$25,050	\$26,760
	25% Income Level	MHP C	\$12,600	\$14,400	\$16,200	\$17,975	\$19,425	\$20,875	\$22,300
	20% Income Level	MHP C	\$10,080	\$11,520	\$12,960	\$14,380	\$15,540	\$16,700	\$17,840
	15% Income Level	MHP C	\$7,560	\$8,640	\$9,720	\$10,785	\$11,655	\$12,525	\$13,380
NAPA - prior six years income limits (greatest to lowest): 2012, 2011, 2014, 2013, 2010, 2009									
	100% Income Level	\$57,700	\$66,000	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800
	60% Income Level	\$34,620	\$39,600	\$44,520	\$49,440	\$53,400	\$57,360	\$61,320	\$65,280
	55% Income Level	\$31,735	\$36,300	\$40,810	\$45,320	\$48,950	\$52,580	\$56,210	\$59,840
	50% Income Level	\$28,850	\$33,000	\$37,100	\$41,200	\$44,500	\$47,800	\$51,100	\$54,400
	45% Income Level	\$25,965	\$29,700	\$33,390	\$37,080	\$40,050	\$43,020	\$45,990	\$48,960
	40% Income Level	\$23,080	\$26,400	\$29,680	\$32,960	\$35,600	\$38,240	\$40,880	\$43,520
	35% Income Level	MHP A	\$20,195	\$23,100	\$25,970	\$28,840	\$31,150	\$33,460	\$35,770
	30% Income Level	MHP B	\$17,310	\$19,800	\$22,260	\$24,720	\$26,700	\$28,680	\$30,660
	25% Income Level	MHP B	\$14,425	\$16,500	\$18,550	\$20,600	\$22,250	\$23,900	\$25,550
	20% Income Level	MHP C	\$11,540	\$13,200	\$14,840	\$16,480	\$17,800	\$19,120	\$20,440
	15% Income Level	MHP C	\$8,655	\$9,900	\$11,130	\$12,360	\$13,350	\$14,340	\$15,330

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
NEVADA - prior six years income limits (greatest to lowest): 2012, 2014, 2011, 2010, 2009, 2013										
	100% Income Level	\$50,700	\$58,000	\$65,200	\$72,400	\$78,200	\$84,000	\$89,800	\$95,600	
	60% Income Level	\$30,420	\$34,800	\$39,120	\$43,440	\$46,920	\$50,400	\$53,880	\$57,360	
	55% Income Level	\$27,885	\$31,900	\$35,860	\$39,820	\$43,010	\$46,200	\$49,390	\$52,580	
	50% Income Level	\$25,350	\$29,000	\$32,600	\$36,200	\$39,100	\$42,000	\$44,900	\$47,800	
	45% Income Level	\$22,815	\$26,100	\$29,340	\$32,580	\$35,190	\$37,800	\$40,410	\$43,020	
	40% Income Level	\$20,280	\$23,200	\$26,080	\$28,960	\$31,280	\$33,600	\$35,920	\$38,240	
	35% Income Level	MHP A	\$17,745	\$20,300	\$22,820	\$25,340	\$27,370	\$29,400	\$31,430	\$33,460
	30% Income Level	MHP B	\$15,210	\$17,400	\$19,560	\$21,720	\$23,460	\$25,200	\$26,940	\$28,680
	25% Income Level	MHP C	\$12,675	\$14,500	\$16,300	\$18,100	\$19,550	\$21,000	\$22,450	\$23,900
	20% Income Level	MHP C	\$10,140	\$11,600	\$13,040	\$14,480	\$15,640	\$16,800	\$17,960	\$19,120
	15% Income Level	MHP C	\$7,605	\$8,700	\$9,780	\$10,860	\$11,730	\$12,600	\$13,470	\$14,340
ORANGE - prior six years income limits (greatest to lowest): 2012, 2009, 2010, 2011, 2013, 2014										
	100% Income Level	\$63,300	\$72,300	\$81,300	\$90,300	\$97,600	\$104,800	\$112,000	\$119,200	
	60% Income Level	\$37,980	\$43,380	\$48,780	\$54,180	\$58,560	\$62,880	\$67,200	\$71,520	
	55% Income Level	\$34,815	\$39,765	\$44,715	\$49,665	\$53,680	\$57,640	\$61,600	\$65,560	
	50% Income Level	\$31,650	\$36,150	\$40,650	\$45,150	\$48,800	\$52,400	\$56,000	\$59,600	
	45% Income Level	\$28,485	\$32,535	\$36,585	\$40,635	\$43,920	\$47,160	\$50,400	\$53,640	
	40% Income Level	\$25,320	\$28,920	\$32,520	\$36,120	\$39,040	\$41,920	\$44,800	\$47,680	
	35% Income Level	MHP A	\$22,155	\$25,305	\$28,455	\$31,605	\$34,160	\$36,680	\$39,200	\$41,720
	30% Income Level	MHP B	\$18,990	\$21,690	\$24,390	\$27,090	\$29,280	\$31,440	\$33,600	\$35,760
	25% Income Level	MHP B	\$15,825	\$18,075	\$20,325	\$22,575	\$24,400	\$26,200	\$28,000	\$29,800
	20% Income Level	MHP C	\$12,660	\$14,460	\$16,260	\$18,060	\$19,520	\$20,960	\$22,400	\$23,840
	15% Income Level	MHP C	\$9,495	\$10,845	\$12,195	\$13,545	\$14,640	\$15,720	\$16,800	\$17,880
PLACER - prior six years income limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2014										
	100% Income Level	\$48,100	\$55,000	\$61,900	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700	
	60% Income Level	\$28,860	\$33,000	\$37,140	\$41,220	\$44,520	\$47,820	\$51,120	\$54,420	
	55% Income Level	\$26,455	\$30,250	\$34,045	\$37,785	\$40,810	\$43,835	\$46,860	\$49,885	
	50% Income Level	\$24,050	\$27,500	\$30,950	\$34,350	\$37,100	\$39,850	\$42,600	\$45,350	
	45% Income Level	\$21,645	\$24,750	\$27,855	\$30,915	\$33,390	\$35,865	\$38,340	\$40,815	
	40% Income Level	\$19,240	\$22,000	\$24,760	\$27,480	\$29,680	\$31,880	\$34,080	\$36,280	
	35% Income Level	MHP A	\$16,835	\$19,250	\$21,665	\$24,045	\$25,970	\$27,895	\$29,820	\$31,745
	30% Income Level	MHP B	\$14,430	\$16,500	\$18,570	\$20,610	\$22,260	\$23,910	\$25,560	\$27,210
	25% Income Level	MHP C	\$12,025	\$13,750	\$15,475	\$17,175	\$18,550	\$19,925	\$21,300	\$22,675
	20% Income Level	MHP C	\$9,620	\$11,000	\$12,380	\$13,740	\$14,840	\$15,940	\$17,040	\$18,140
	15% Income Level	MHP C	\$7,215	\$8,250	\$9,285	\$10,305	\$11,130	\$11,955	\$12,780	\$13,605
PLUMAS - prior six years income limits (greatest to lowest): 2010, 2009, 2011, 2012, 2013, 2014										
	100% Income Level	\$38,800	\$44,300	\$49,800	\$55,300	\$59,800	\$64,200	\$68,600	\$73,000	
	60% Income Level	\$23,280	\$26,580	\$29,880	\$33,180	\$35,880	\$38,520	\$41,160	\$43,800	
	55% Income Level	\$21,340	\$24,365	\$27,390	\$30,415	\$32,890	\$35,310	\$37,730	\$40,150	
	50% Income Level	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500	
	45% Income Level	MHP A	\$17,460	\$19,935	\$22,410	\$24,885	\$26,910	\$28,890	\$30,870	\$32,850
	40% Income Level	MHP B	\$15,520	\$17,720	\$19,920	\$22,120	\$23,920	\$25,680	\$27,440	\$29,200
	35% Income Level	MHP B	\$13,580	\$15,505	\$17,430	\$19,355	\$20,930	\$22,470	\$24,010	\$25,550
	30% Income Level	MHP C	\$11,640	\$13,290	\$14,940	\$16,590	\$17,940	\$19,260	\$20,580	\$21,900
	25% Income Level	MHP C	\$9,700	\$11,075	\$12,450	\$13,825	\$14,950	\$16,050	\$17,150	\$18,250
	20% Income Level	MHP C	\$7,760	\$8,860	\$9,960	\$11,060	\$11,960	\$12,840	\$13,720	\$14,600
	15% Income Level	MHP C	\$5,820	\$6,645	\$7,470	\$8,295	\$8,970	\$9,630	\$10,290	\$10,950

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
RIVERSIDE - prior six years income limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014									
	100% Income Level	\$42,500	\$48,600	\$54,700	\$60,700	\$65,600	\$70,500	\$75,300	\$80,200
	60% Income Level	\$25,500	\$29,160	\$32,820	\$36,420	\$39,360	\$42,300	\$45,180	\$48,120
	55% Income Level	\$23,375	\$26,730	\$30,085	\$33,385	\$36,080	\$38,775	\$41,415	\$44,110
	50% Income Level	\$21,250	\$24,300	\$27,350	\$30,350	\$32,800	\$35,250	\$37,650	\$40,100
	45% Income Level	\$19,125	\$21,870	\$24,615	\$27,315	\$29,520	\$31,725	\$33,885	\$36,090
	40% Income Level	MHP A	\$17,000	\$19,440	\$21,880	\$24,280	\$26,240	\$28,200	\$30,120
	35% Income Level	MHP B	\$14,875	\$17,010	\$19,145	\$21,245	\$22,960	\$24,675	\$26,355
	30% Income Level	MHP C	\$12,750	\$14,580	\$16,410	\$18,210	\$19,680	\$21,150	\$22,590
	25% Income Level	MHP C	\$10,625	\$12,150	\$13,675	\$15,175	\$16,400	\$17,625	\$18,825
	20% Income Level	MHP C	\$8,500	\$9,720	\$10,940	\$12,140	\$13,120	\$14,100	\$15,060
	15% Income Level	MHP C	\$6,375	\$7,290	\$8,205	\$9,105	\$9,840	\$10,575	\$11,295
SACRAMENTO - prior six years income limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2014									
	100% Income Level	\$48,100	\$55,000	\$61,900	\$68,700	\$74,200	\$79,700	\$85,200	\$90,700
	60% Income Level	\$28,860	\$33,000	\$37,140	\$41,220	\$44,520	\$47,820	\$51,120	\$54,420
	55% Income Level	\$26,455	\$30,250	\$34,045	\$37,785	\$40,810	\$43,835	\$46,860	\$49,885
	50% Income Level	\$24,050	\$27,500	\$30,950	\$34,350	\$37,100	\$39,850	\$42,600	\$45,350
	45% Income Level	\$21,645	\$24,750	\$27,855	\$30,915	\$33,390	\$35,865	\$38,340	\$40,815
	40% Income Level	\$19,240	\$22,000	\$24,760	\$27,480	\$29,680	\$31,880	\$34,080	\$36,280
	35% Income Level	MHP A	\$16,835	\$19,250	\$21,665	\$24,045	\$25,970	\$27,895	\$29,820
	30% Income Level	MHP B	\$14,430	\$16,500	\$18,570	\$20,610	\$22,260	\$23,910	\$25,560
	25% Income Level	MHP C	\$12,025	\$13,750	\$15,475	\$17,175	\$18,550	\$19,925	\$21,300
	20% Income Level	MHP C	\$9,620	\$11,000	\$12,380	\$13,740	\$14,840	\$15,940	\$17,040
	15% Income Level	MHP C	\$7,215	\$8,250	\$9,285	\$10,305	\$11,130	\$11,955	\$12,780
SAN BENITO - prior six years income limits (greatest to lowest): 2010, 2009, 2013, 2012, 2011, 2014									
	100% Income Level	\$53,300	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300	\$94,400	\$100,500
	60% Income Level	\$31,980	\$36,540	\$41,100	\$45,660	\$49,320	\$52,980	\$56,640	\$60,300
	55% Income Level	\$29,315	\$33,495	\$37,675	\$41,855	\$45,210	\$48,565	\$51,920	\$55,275
	50% Income Level	\$26,650	\$30,450	\$34,250	\$38,050	\$41,100	\$44,150	\$47,200	\$50,250
	45% Income Level	\$23,985	\$27,405	\$30,825	\$34,245	\$36,990	\$39,735	\$42,480	\$45,225
	40% Income Level	MHP A	\$21,320	\$24,360	\$27,400	\$30,440	\$32,880	\$35,320	\$37,760
	35% Income Level	MHP B	\$18,655	\$21,315	\$23,975	\$26,635	\$28,770	\$30,905	\$33,040
	30% Income Level	MHP B	\$15,990	\$18,270	\$20,550	\$22,830	\$24,660	\$26,490	\$28,320
	25% Income Level	MHP C	\$13,325	\$15,225	\$17,125	\$19,025	\$20,550	\$22,075	\$23,600
	20% Income Level	MHP C	\$10,660	\$12,180	\$13,700	\$15,220	\$16,440	\$17,660	\$18,880
	15% Income Level	MHP C	\$7,995	\$9,135	\$10,275	\$11,415	\$12,330	\$13,245	\$14,160
SAN BERNARDINO-prior six years income limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014									
	100% Income Level	\$42,500	\$48,600	\$54,700	\$60,700	\$65,600	\$70,500	\$75,300	\$80,200
	60% Income Level	\$25,500	\$29,160	\$32,820	\$36,420	\$39,360	\$42,300	\$45,180	\$48,120
	55% Income Level	\$23,375	\$26,730	\$30,085	\$33,385	\$36,080	\$38,775	\$41,415	\$44,110
	50% Income Level	\$21,250	\$24,300	\$27,350	\$30,350	\$32,800	\$35,250	\$37,650	\$40,100
	45% Income Level	\$19,125	\$21,870	\$24,615	\$27,315	\$29,520	\$31,725	\$33,885	\$36,090
	40% Income Level	MHP A	\$17,000	\$19,440	\$21,880	\$24,280	\$26,240	\$28,200	\$30,120
	35% Income Level	MHP B	\$14,875	\$17,010	\$19,145	\$21,245	\$22,960	\$24,675	\$26,355
	30% Income Level	MHP C	\$12,750	\$14,580	\$16,410	\$18,210	\$19,680	\$21,150	\$22,590
	25% Income Level	MHP C	\$10,625	\$12,150	\$13,675	\$15,175	\$16,400	\$17,625	\$18,825
	20% Income Level	MHP C	\$8,500	\$9,720	\$10,940	\$12,140	\$13,120	\$14,100	\$15,060
	15% Income Level	MHP C	\$6,375	\$7,290	\$8,205	\$9,105	\$9,840	\$10,575	\$11,295

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-HERA** Maximum Income Limits

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County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SAN DIEGO - prior six years income limits (greatest to lowest): 2009, 2011, 2013, 2012, 2014, 2010									
	100% Income Level	\$55,300	\$63,200	\$71,100	\$78,900	\$85,300	\$91,600	\$97,900	\$104,200
	60% Income Level	\$33,180	\$37,920	\$42,660	\$47,340	\$51,180	\$54,960	\$58,740	\$62,520
	55% Income Level	\$30,415	\$34,760	\$39,105	\$43,395	\$46,915	\$50,380	\$53,845	\$57,310
	50% Income Level	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$48,950	\$52,100
	45% Income Level	\$24,885	\$28,440	\$31,995	\$35,505	\$38,385	\$41,220	\$44,055	\$46,890
	40% Income Level	\$22,120	\$25,280	\$28,440	\$31,560	\$34,120	\$36,640	\$39,160	\$41,680
	35% Income Level	MHP B \$19,355	\$22,120	\$24,885	\$27,615	\$29,855	\$32,060	\$34,265	\$36,470
	30% Income Level	MHP B \$16,590	\$18,960	\$21,330	\$23,670	\$25,590	\$27,480	\$29,370	\$31,260
	25% Income Level	MHP B \$13,825	\$15,800	\$17,775	\$19,725	\$21,325	\$22,900	\$24,475	\$26,050
	20% Income Level	MHP C \$11,060	\$12,640	\$14,220	\$15,780	\$17,060	\$18,320	\$19,580	\$20,840
	15% Income Level	MHP C \$8,295	\$9,480	\$10,665	\$11,835	\$12,795	\$13,740	\$14,685	\$15,630
SAN FRANCISCO - prior six years income limits (greatest to lowest): 2009, 2012, 2014, 2010, 2011, 2013									
	100% Income Level	\$77,500	\$88,600	\$99,700	\$110,700	\$119,600	\$128,500	\$137,300	\$146,200
	60% Income Level	\$46,500	\$53,160	\$59,820	\$66,420	\$71,760	\$77,100	\$82,380	\$87,720
	55% Income Level	\$42,625	\$48,730	\$54,835	\$60,885	\$65,780	\$70,675	\$75,515	\$80,410
	50% Income Level	\$38,750	\$44,300	\$49,850	\$55,350	\$59,800	\$64,250	\$68,650	\$73,100
	45% Income Level	\$34,875	\$39,870	\$44,865	\$49,815	\$53,820	\$57,825	\$61,785	\$65,790
	40% Income Level	\$31,000	\$35,440	\$39,880	\$44,280	\$47,840	\$51,400	\$54,920	\$58,480
	35% Income Level	\$27,125	\$31,010	\$34,895	\$38,745	\$41,860	\$44,975	\$48,055	\$51,170
	30% Income Level	\$23,250	\$26,580	\$29,910	\$33,210	\$35,880	\$38,550	\$41,190	\$43,860
	25% Income Level	MHP B \$19,375	\$22,150	\$24,925	\$27,675	\$29,900	\$32,125	\$34,325	\$36,550
	20% Income Level	MHP B \$15,500	\$17,720	\$19,940	\$22,140	\$23,920	\$25,700	\$27,460	\$29,240
	15% Income Level	MHP C \$11,625	\$13,290	\$14,955	\$16,605	\$17,940	\$19,275	\$20,595	\$21,930
SAN JOAQUIN - prior six years income limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014									
	100% Income Level	\$42,000	\$48,000	\$54,000	\$59,900	\$64,700	\$69,500	\$74,300	\$79,100
	60% Income Level	\$25,200	\$28,800	\$32,400	\$35,940	\$38,820	\$41,700	\$44,580	\$47,460
	55% Income Level	\$23,100	\$26,400	\$29,700	\$32,945	\$35,585	\$38,225	\$40,865	\$43,505
	50% Income Level	\$21,000	\$24,000	\$27,000	\$29,950	\$32,350	\$34,750	\$37,150	\$39,550
	45% Income Level	\$18,900	\$21,600	\$24,300	\$26,955	\$29,115	\$31,275	\$33,435	\$35,595
	40% Income Level	MHP A \$16,800	\$19,200	\$21,600	\$23,960	\$25,880	\$27,800	\$29,720	\$31,640
	35% Income Level	MHP B \$14,700	\$16,800	\$18,900	\$20,965	\$22,645	\$24,325	\$26,005	\$27,685
	30% Income Level	MHP C \$12,600	\$14,400	\$16,200	\$17,970	\$19,410	\$20,850	\$22,290	\$23,730
	25% Income Level	MHP C \$10,500	\$12,000	\$13,500	\$14,975	\$16,175	\$17,375	\$18,575	\$19,775
	20% Income Level	MHP C \$8,400	\$9,600	\$10,800	\$11,980	\$12,940	\$13,900	\$14,860	\$15,820
	15% Income Level	MHP C \$6,300	\$7,200	\$8,100	\$8,985	\$9,705	\$10,425	\$11,145	\$11,865
SAN LUIS OBISPO-prior six years income limits (greatest to lowest): 2012, 2014, 2011, 2010, 2013, 2009									
	100% Income Level	\$52,700	\$60,200	\$67,700	\$75,200	\$81,300	\$87,300	\$93,300	\$99,300
	60% Income Level	\$31,620	\$36,120	\$40,620	\$45,120	\$48,780	\$52,380	\$55,980	\$59,580
	55% Income Level	\$28,985	\$33,110	\$37,235	\$41,360	\$44,715	\$48,015	\$51,315	\$54,615
	50% Income Level	\$26,350	\$30,100	\$33,850	\$37,600	\$40,650	\$43,650	\$46,650	\$49,650
	45% Income Level	\$23,715	\$27,090	\$30,465	\$33,840	\$36,585	\$39,285	\$41,985	\$44,685
	40% Income Level	MHP A \$21,080	\$24,080	\$27,080	\$30,080	\$32,520	\$34,920	\$37,320	\$39,720
	35% Income Level	MHP B \$18,445	\$21,070	\$23,695	\$26,320	\$28,455	\$30,555	\$32,655	\$34,755
	30% Income Level	MHP B \$15,810	\$18,060	\$20,310	\$22,560	\$24,390	\$26,190	\$27,990	\$29,790
	25% Income Level	MHP C \$13,175	\$15,050	\$16,925	\$18,800	\$20,325	\$21,825	\$23,325	\$24,825
	20% Income Level	MHP C \$10,540	\$12,040	\$13,540	\$15,040	\$16,260	\$17,460	\$18,660	\$19,860
	15% Income Level	MHP C \$7,905	\$9,030	\$10,155	\$11,280	\$12,195	\$13,095	\$13,995	\$14,895

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
SAN MATEO - prior six years income limits (greatest to lowest): 2009, 2012, 2014, 2010, 2011, 2013										
	100% Income Level	\$77,500	\$88,600	\$99,700	\$110,700	\$119,600	\$128,500	\$137,300	\$146,200	
	60% Income Level	\$46,500	\$53,160	\$59,820	\$66,420	\$71,760	\$77,100	\$82,380	\$87,720	
	55% Income Level	\$42,625	\$48,730	\$54,835	\$60,885	\$65,780	\$70,675	\$75,515	\$80,410	
	50% Income Level	\$38,750	\$44,300	\$49,850	\$55,350	\$59,800	\$64,250	\$68,650	\$73,100	
	45% Income Level	\$34,875	\$39,870	\$44,865	\$49,815	\$53,820	\$57,825	\$61,785	\$65,790	
	40% Income Level	\$31,000	\$35,440	\$39,880	\$44,280	\$47,840	\$51,400	\$54,920	\$58,480	
	35% Income Level	\$27,125	\$31,010	\$34,895	\$38,745	\$41,860	\$44,975	\$48,055	\$51,170	
	30% Income Level	\$23,250	\$26,580	\$29,910	\$33,210	\$35,880	\$38,550	\$41,190	\$43,860	
	25% Income Level	MHP B	\$19,375	\$22,150	\$24,925	\$27,675	\$29,900	\$32,125	\$34,325	\$36,550
	20% Income Level	MHP B	\$15,500	\$17,720	\$19,940	\$22,140	\$23,920	\$25,700	\$27,460	\$29,240
	15% Income Level	MHP C	\$11,625	\$13,290	\$14,955	\$16,605	\$17,940	\$19,275	\$20,595	\$21,930
SANTA BARBARA-prior six years income limits (greatest to lowest): 2013, 2009, 2012, 2014, 2010, 2011										
	100% Income Level	\$53,000	\$60,600	\$68,200	\$75,700	\$81,800	\$87,900	\$93,900	\$100,000	
	60% Income Level	\$31,800	\$36,360	\$40,920	\$45,420	\$49,080	\$52,740	\$56,340	\$60,000	
	55% Income Level	\$29,150	\$33,330	\$37,510	\$41,635	\$44,990	\$48,345	\$51,645	\$55,000	
	50% Income Level	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,000	
	45% Income Level	\$23,850	\$27,270	\$30,690	\$34,065	\$36,810	\$39,555	\$42,255	\$45,000	
	40% Income Level	MHP A	\$21,200	\$24,240	\$27,280	\$30,280	\$32,720	\$35,160	\$37,560	\$40,000
	35% Income Level	MHP B	\$18,550	\$21,210	\$23,870	\$26,495	\$28,630	\$30,765	\$32,865	\$35,000
	30% Income Level	MHP B	\$15,900	\$18,180	\$20,460	\$22,710	\$24,540	\$26,370	\$28,170	\$30,000
	25% Income Level	MHP C	\$13,250	\$15,150	\$17,050	\$18,925	\$20,450	\$21,975	\$23,475	\$25,000
	20% Income Level	MHP C	\$10,600	\$12,120	\$13,640	\$15,140	\$16,360	\$17,580	\$18,780	\$20,000
	15% Income Level	MHP C	\$7,950	\$9,090	\$10,230	\$11,355	\$12,270	\$13,185	\$14,085	\$15,000
SANTA CLARA - prior six years income limits (greatest to lowest): 2009, 2012, 2011, 2010, 2014, 2013										
	100% Income Level	\$71,400	\$81,600	\$91,800	\$101,900	\$110,100	\$118,300	\$126,400	\$134,600	
	60% Income Level	\$42,840	\$48,960	\$55,080	\$61,140	\$66,060	\$70,980	\$75,840	\$80,760	
	55% Income Level	\$39,270	\$44,880	\$50,490	\$56,045	\$60,555	\$65,065	\$69,520	\$74,030	
	50% Income Level	\$35,700	\$40,800	\$45,900	\$50,950	\$55,050	\$59,150	\$63,200	\$67,300	
	45% Income Level	\$32,130	\$36,720	\$41,310	\$45,855	\$49,545	\$53,235	\$56,880	\$60,570	
	40% Income Level	\$28,560	\$32,640	\$36,720	\$40,760	\$44,040	\$47,320	\$50,560	\$53,840	
	35% Income Level	\$24,990	\$28,560	\$32,130	\$35,665	\$38,535	\$41,405	\$44,240	\$47,110	
	30% Income Level	MHP A	\$21,420	\$24,480	\$27,540	\$30,570	\$33,030	\$35,490	\$37,920	\$40,380
	25% Income Level	MHP B	\$17,850	\$20,400	\$22,950	\$25,475	\$27,525	\$29,575	\$31,600	\$33,650
	20% Income Level	MHP C	\$14,280	\$16,320	\$18,360	\$20,380	\$22,020	\$23,660	\$25,280	\$26,920
	15% Income Level	MHP C	\$10,710	\$12,240	\$13,770	\$15,285	\$16,515	\$17,745	\$18,960	\$20,190
SANTA CRUZ - prior six years income limits (greatest to lowest): 2011, 2010, 2012, 2014, 2009, 2013										
	100% Income Level	\$65,200	\$74,500	\$83,800	\$93,100	\$100,600	\$108,000	\$115,500	\$122,900	
	60% Income Level	\$39,120	\$44,700	\$50,280	\$55,860	\$60,360	\$64,800	\$69,300	\$73,740	
	55% Income Level	\$35,860	\$40,975	\$46,090	\$51,205	\$55,330	\$59,400	\$63,525	\$67,595	
	50% Income Level	\$32,600	\$37,250	\$41,900	\$46,550	\$50,300	\$54,000	\$57,750	\$61,450	
	45% Income Level	\$29,340	\$33,525	\$37,710	\$41,895	\$45,270	\$48,600	\$51,975	\$55,305	
	40% Income Level	\$26,080	\$29,800	\$33,520	\$37,240	\$40,240	\$43,200	\$46,200	\$49,160	
	35% Income Level	\$22,820	\$26,075	\$29,330	\$32,585	\$35,210	\$37,800	\$40,425	\$43,015	
	30% Income Level	MHP B	\$19,560	\$22,350	\$25,140	\$27,930	\$30,180	\$32,400	\$34,650	\$36,870
	25% Income Level	MHP B	\$16,300	\$18,625	\$20,950	\$23,275	\$25,150	\$27,000	\$28,875	\$30,725
	20% Income Level	MHP C	\$13,040	\$14,900	\$16,760	\$18,620	\$20,120	\$21,600	\$23,100	\$24,580
	15% Income Level	MHP C	\$9,780	\$11,175	\$12,570	\$13,965	\$15,090	\$16,200	\$17,325	\$18,435

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SHASTA - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014									
	100% Income Level	\$38,400	\$43,900	\$49,400	\$54,800	\$59,200	\$63,600	\$68,000	\$72,400
	60% Income Level	\$23,040	\$26,340	\$29,640	\$32,880	\$35,520	\$38,160	\$40,800	\$43,440
	55% Income Level	\$21,120	\$24,145	\$27,170	\$30,140	\$32,560	\$34,980	\$37,400	\$39,820
	50% Income Level	\$19,200	\$21,950	\$24,700	\$27,400	\$29,600	\$31,800	\$34,000	\$36,200
	45% Income Level	MHP A	\$17,280	\$19,755	\$22,230	\$24,660	\$26,640	\$28,620	\$30,600
	40% Income Level	MHP B	\$15,360	\$17,560	\$19,760	\$21,920	\$23,680	\$25,440	\$27,200
	35% Income Level	MHP B	\$13,440	\$15,365	\$17,290	\$19,180	\$20,720	\$22,260	\$23,800
	30% Income Level	MHP C	\$11,520	\$13,170	\$14,820	\$16,440	\$17,760	\$19,080	\$20,400
	25% Income Level	MHP C	\$9,600	\$10,975	\$12,350	\$13,700	\$14,800	\$15,900	\$17,000
	20% Income Level	MHP C	\$7,680	\$8,780	\$9,880	\$10,960	\$11,840	\$12,720	\$13,600
	15% Income Level	MHP C	\$5,760	\$6,585	\$7,410	\$8,220	\$8,880	\$9,540	\$10,200
SIERRA - prior six years income limits (greatest to lowest): 2013, 2012, 2014, 2011, 2010, 2009									
	100% Income Level	\$46,800	\$53,500	\$60,200	\$66,800	\$72,200	\$77,500	\$82,900	\$88,200
	60% Income Level	\$28,080	\$32,100	\$36,120	\$40,080	\$43,320	\$46,500	\$49,740	\$52,920
	55% Income Level	\$25,740	\$29,425	\$33,110	\$36,740	\$39,710	\$42,625	\$45,595	\$48,510
	50% Income Level	\$23,400	\$26,750	\$30,100	\$33,400	\$36,100	\$38,750	\$41,450	\$44,100
	45% Income Level	\$21,060	\$24,075	\$27,090	\$30,060	\$32,490	\$34,875	\$37,305	\$39,690
	40% Income Level	MHP A	\$18,720	\$21,400	\$24,080	\$26,720	\$28,880	\$31,000	\$33,160
	35% Income Level	MHP B	\$16,380	\$18,725	\$21,070	\$23,380	\$25,270	\$27,125	\$29,015
	30% Income Level	MHP B	\$14,040	\$16,050	\$18,060	\$20,040	\$21,660	\$23,250	\$24,870
	25% Income Level	MHP C	\$11,700	\$13,375	\$15,050	\$16,700	\$18,050	\$19,375	\$20,725
	20% Income Level	MHP C	\$9,360	\$10,700	\$12,040	\$13,360	\$14,440	\$15,500	\$16,580
	15% Income Level	MHP C	\$7,020	\$8,025	\$9,030	\$10,020	\$10,830	\$11,625	\$12,435
SISKIYOU - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
SOLANO - prior six years income limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014									
	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
	35% Income Level	MHP B	\$18,795	\$21,490	\$24,185	\$26,845	\$29,015	\$31,150	\$33,320
	30% Income Level	MHP B	\$16,110	\$18,420	\$20,730	\$23,010	\$24,870	\$26,700	\$28,560
	25% Income Level	MHP C	\$13,425	\$15,350	\$17,275	\$19,175	\$20,725	\$22,250	\$23,800
	20% Income Level	MHP C	\$10,740	\$12,280	\$13,820	\$15,340	\$16,580	\$17,800	\$19,040
	15% Income Level	MHP C	\$8,055	\$9,210	\$10,365	\$11,505	\$12,435	\$13,350	\$14,280

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-HERA** Maximum Income Limits

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County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
SONOMA - prior six years income limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2014									
	100% Income Level	\$53,900	\$61,600	\$69,300	\$76,900	\$83,100	\$89,300	\$95,400	\$101,600
	60% Income Level	\$32,340	\$36,960	\$41,580	\$46,140	\$49,860	\$53,580	\$57,240	\$60,960
	55% Income Level	\$29,645	\$33,880	\$38,115	\$42,295	\$45,705	\$49,115	\$52,470	\$55,880
	50% Income Level	\$26,950	\$30,800	\$34,650	\$38,450	\$41,550	\$44,650	\$47,700	\$50,800
	45% Income Level	\$24,255	\$27,720	\$31,185	\$34,605	\$37,395	\$40,185	\$42,930	\$45,720
	40% Income Level	MHP A	\$21,560	\$24,640	\$27,720	\$30,760	\$33,240	\$35,720	\$38,160
	35% Income Level	MHP B	\$18,865	\$21,560	\$24,255	\$26,915	\$29,085	\$31,255	\$33,390
	30% Income Level	MHP B	\$16,170	\$18,480	\$20,790	\$23,070	\$24,930	\$26,790	\$28,620
	25% Income Level	MHP C	\$13,475	\$15,400	\$17,325	\$19,225	\$20,775	\$22,325	\$23,850
	20% Income Level	MHP C	\$10,780	\$12,320	\$13,860	\$15,380	\$16,620	\$17,860	\$19,080
	15% Income Level	MHP C	\$8,085	\$9,240	\$10,395	\$11,535	\$12,465	\$13,395	\$14,310
STANISLAUS - prior six years income limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014									
	100% Income Level	\$39,200	\$44,800	\$50,400	\$56,000	\$60,500	\$65,000	\$69,500	\$74,000
	60% Income Level	\$23,520	\$26,880	\$30,240	\$33,600	\$36,300	\$39,000	\$41,700	\$44,400
	55% Income Level	\$21,560	\$24,640	\$27,720	\$30,800	\$33,275	\$35,750	\$38,225	\$40,700
	50% Income Level	\$19,600	\$22,400	\$25,200	\$28,000	\$30,250	\$32,500	\$34,750	\$37,000
	45% Income Level	MHP A	\$17,640	\$20,160	\$22,680	\$25,200	\$27,225	\$29,250	\$31,275
	40% Income Level	MHP B	\$15,680	\$17,920	\$20,160	\$22,400	\$24,200	\$26,000	\$27,800
	35% Income Level	MHP B	\$13,720	\$15,680	\$17,640	\$19,600	\$21,175	\$22,750	\$24,325
	30% Income Level	MHP C	\$11,760	\$13,440	\$15,120	\$16,800	\$18,150	\$19,500	\$20,850
	25% Income Level	MHP C	\$9,800	\$11,200	\$12,600	\$14,000	\$15,125	\$16,250	\$17,375
	20% Income Level	MHP C	\$7,840	\$8,960	\$10,080	\$11,200	\$12,100	\$13,000	\$13,900
	15% Income Level	MHP C	\$5,880	\$6,720	\$7,560	\$8,400	\$9,075	\$9,750	\$10,425
SUTTER - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
TEHAMA - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
TRINITY - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,500	\$44,000	\$49,500	\$55,000	\$59,400	\$63,800	\$68,200	\$72,600
	60% Income Level	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
	55% Income Level	\$21,175	\$24,200	\$27,225	\$30,250	\$32,670	\$35,090	\$37,510	\$39,930
	50% Income Level	\$19,250	\$22,000	\$24,750	\$27,500	\$29,700	\$31,900	\$34,100	\$36,300
	45% Income Level	MHP A	\$17,325	\$19,800	\$22,275	\$24,750	\$26,730	\$28,710	\$30,690
	40% Income Level	MHP B	\$15,400	\$17,600	\$19,800	\$22,000	\$23,760	\$25,520	\$27,280
	35% Income Level	MHP B	\$13,475	\$15,400	\$17,325	\$19,250	\$20,790	\$22,330	\$23,870
	30% Income Level	MHP C	\$11,550	\$13,200	\$14,850	\$16,500	\$17,820	\$19,140	\$20,460
	25% Income Level	MHP C	\$9,625	\$11,000	\$12,375	\$13,750	\$14,850	\$15,950	\$17,050
	20% Income Level	MHP C	\$7,700	\$8,800	\$9,900	\$11,000	\$11,880	\$12,760	\$13,640
	15% Income Level	MHP C	\$5,775	\$6,600	\$7,425	\$8,250	\$8,910	\$9,570	\$10,230
TULARE - prior six years income limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014									
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185
TUOLUMNE - prior six years income limits (greatest to lowest): 2013, 2012, 2014, 2011, 2010, 2009									
	100% Income Level	\$44,200	\$50,500	\$56,800	\$63,100	\$68,200	\$73,200	\$78,300	\$83,300
	60% Income Level	\$26,520	\$30,300	\$34,080	\$37,860	\$40,920	\$43,920	\$46,980	\$49,980
	55% Income Level	\$24,310	\$27,775	\$31,240	\$34,705	\$37,510	\$40,260	\$43,065	\$45,815
	50% Income Level	\$22,100	\$25,250	\$28,400	\$31,550	\$34,100	\$36,600	\$39,150	\$41,650
	45% Income Level	\$19,890	\$22,725	\$25,560	\$28,395	\$30,690	\$32,940	\$35,235	\$37,485
	40% Income Level	MHP A	\$17,680	\$20,200	\$22,720	\$25,240	\$27,280	\$29,280	\$31,320
	35% Income Level	MHP B	\$15,470	\$17,675	\$19,880	\$22,085	\$23,870	\$25,620	\$27,405
	30% Income Level	MHP B	\$13,260	\$15,150	\$17,040	\$18,930	\$20,460	\$21,960	\$23,490
	25% Income Level	MHP C	\$11,050	\$12,625	\$14,200	\$15,775	\$17,050	\$18,300	\$19,575
	20% Income Level	MHP C	\$8,840	\$10,100	\$11,360	\$12,620	\$13,640	\$14,640	\$15,660
	15% Income Level	MHP C	\$6,630	\$7,575	\$8,520	\$9,465	\$10,230	\$10,980	\$11,745
VENTURA - prior six years income limits (greatest to lowest): 2012, 2011, 2014, 2009, 2013, 2010									
	100% Income Level	\$62,100	\$71,000	\$79,900	\$88,700	\$95,800	\$102,900	\$110,000	\$117,100
	60% Income Level	\$37,260	\$42,600	\$47,940	\$53,220	\$57,480	\$61,740	\$66,000	\$70,260
	55% Income Level	\$34,155	\$39,050	\$43,945	\$48,785	\$52,690	\$56,595	\$60,500	\$64,405
	50% Income Level	\$31,050	\$35,500	\$39,950	\$44,350	\$47,900	\$51,450	\$55,000	\$58,550
	45% Income Level	\$27,945	\$31,950	\$35,955	\$39,915	\$43,110	\$46,305	\$49,500	\$52,695
	40% Income Level	\$24,840	\$28,400	\$31,960	\$35,480	\$38,320	\$41,160	\$44,000	\$46,840
	35% Income Level	MHP A	\$21,735	\$24,850	\$27,965	\$31,045	\$33,530	\$36,015	\$38,500
	30% Income Level	MHP B	\$18,630	\$21,300	\$23,970	\$26,610	\$28,740	\$30,870	\$33,000
	25% Income Level	MHP B	\$15,525	\$17,750	\$19,975	\$22,175	\$23,950	\$25,725	\$27,500
	20% Income Level	MHP C	\$12,420	\$14,200	\$15,980	\$17,740	\$19,160	\$20,580	\$22,000
	15% Income Level	MHP C	\$9,315	\$10,650	\$11,985	\$13,305	\$14,370	\$15,435	\$16,500

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program 2014 **Non-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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Income Limits should be compared with income limits MTSPs are currently operating under to see if they are eligible for an increase in income limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Income Limits (2014 HERA Maximum Income Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
YOLO - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2014, 2009, 2010										
	100% Income Level	\$51,800	\$59,200	\$66,600	\$73,900	\$79,900	\$85,800	\$91,700	\$97,600	
	60% Income Level	\$31,080	\$35,520	\$39,960	\$44,340	\$47,940	\$51,480	\$55,020	\$58,560	
	55% Income Level	\$28,490	\$32,560	\$36,630	\$40,645	\$43,945	\$47,190	\$50,435	\$53,680	
	50% Income Level	\$25,900	\$29,600	\$33,300	\$36,950	\$39,950	\$42,900	\$45,850	\$48,800	
	45% Income Level	\$23,310	\$26,640	\$29,970	\$33,255	\$35,955	\$38,610	\$41,265	\$43,920	
	40% Income Level	\$20,720	\$23,680	\$26,640	\$29,560	\$31,960	\$34,320	\$36,680	\$39,040	
	35% Income Level	MHP A	\$18,130	\$20,720	\$23,310	\$25,865	\$27,965	\$30,030	\$32,095	\$34,160
	30% Income Level	MHP B	\$15,540	\$17,760	\$19,980	\$22,170	\$23,970	\$25,740	\$27,510	\$29,280
	25% Income Level	MHP C	\$12,950	\$14,800	\$16,650	\$18,475	\$19,975	\$21,450	\$22,925	\$24,400
	20% Income Level	MHP C	\$10,360	\$11,840	\$13,320	\$14,780	\$15,980	\$17,160	\$18,340	\$19,520
	15% Income Level	MHP C	\$7,770	\$8,880	\$9,990	\$11,085	\$11,985	\$12,870	\$13,755	\$14,640
YUBA - prior six years income limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014										
	100% Income Level	\$38,300	\$43,800	\$49,300	\$54,700	\$59,100	\$63,500	\$67,900	\$72,300	
	60% Income Level	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380	
	55% Income Level	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765	
	50% Income Level	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150	
	45% Income Level	MHP A	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
	40% Income Level	MHP B	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
	35% Income Level	MHP B	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
	30% Income Level	MHP C	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
	25% Income Level	MHP C	\$9,575	\$10,950	\$12,325	\$13,675	\$14,775	\$15,875	\$16,975	\$18,075
	20% Income Level	MHP C	\$7,660	\$8,760	\$9,860	\$10,940	\$11,820	\$12,700	\$13,580	\$14,460
	15% Income Level	MHP C	\$5,745	\$6,570	\$7,395	\$8,205	\$8,865	\$9,525	\$10,185	\$10,845

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Rent Limits should be compared with rent limits MTSPs are currently operating under to see if they are eligible for an increase in rent limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Rent Limits (2014 HERA Maximum Rent Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
ALAMEDA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2014, 2010, 2009, 2013, 2008, 2007, 2006						
100% Income Level		\$1,610	\$1,724	\$2,070	\$2,392	\$2,670
60% Income Level		\$966	\$1,035	\$1,242	\$1,435	\$1,602
55% Income Level		\$885	\$948	\$1,138	\$1,315	\$1,468
50% Income Level		\$805	\$862	\$1,035	\$1,196	\$1,335
45% Income Level		\$724	\$776	\$931	\$1,076	\$1,201
40% Income Level		\$644	\$690	\$828	\$957	\$1,068
35% Income Level		\$563	\$603	\$724	\$837	\$934
30% Income Level	MHP B	\$483	\$517	\$621	\$717	\$801
25% Income Level	MHP B	\$402	\$431	\$517	\$598	\$667
20% Income Level	MHP C	\$322	\$345	\$414	\$478	\$534
15% Income Level	MHP C	\$241	\$258	\$310	\$358	\$400
ALPINE - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2009, 2008, 2010, 2007, 2006						
100% Income Level		\$1,430	\$1,530	\$1,836	\$2,122	\$2,366
60% Income Level		\$858	\$918	\$1,102	\$1,273	\$1,420
55% Income Level		\$786	\$842	\$1,010	\$1,167	\$1,302
50% Income Level		\$715	\$765	\$918	\$1,061	\$1,183
45% Income Level		\$643	\$689	\$826	\$955	\$1,065
40% Income Level		\$572	\$612	\$735	\$849	\$947
35% Income Level	MHP A	\$500	\$535	\$643	\$742	\$828
30% Income Level	MHP B	\$429	\$459	\$551	\$636	\$710
25% Income Level	MHP B	\$357	\$382	\$459	\$530	\$591
20% Income Level	MHP C	\$286	\$306	\$367	\$424	\$473
15% Income Level	MHP C	\$214	\$229	\$275	\$318	\$355
AMADOR - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2009, 2010, 2012, 2011, 2008, 2007, 2006						
100% Income Level		\$1,266	\$1,356	\$1,626	\$1,880	\$2,096
60% Income Level		\$760	\$814	\$976	\$1,128	\$1,258
55% Income Level		\$697	\$746	\$895	\$1,034	\$1,153
50% Income Level		\$633	\$678	\$813	\$940	\$1,048
45% Income Level		\$570	\$610	\$732	\$846	\$943
40% Income Level		\$507	\$543	\$651	\$752	\$839
35% Income Level	MHP A	\$443	\$475	\$569	\$658	\$734
30% Income Level	MHP B	\$380	\$407	\$488	\$564	\$629
25% Income Level	MHP C	\$316	\$339	\$406	\$470	\$524
20% Income Level	MHP C	\$253	\$271	\$325	\$376	\$419
15% Income Level	MHP C	\$190	\$203	\$244	\$282	\$314
BUTTE - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006						
100% Income Level		\$956	\$1,026	\$1,232	\$1,422	\$1,586
60% Income Level		\$574	\$615	\$739	\$853	\$952
55% Income Level		\$526	\$564	\$677	\$782	\$873
50% Income Level		\$478	\$513	\$616	\$711	\$793
45% Income Level	MHP A	\$430	\$461	\$554	\$640	\$714
40% Income Level	MHP B	\$383	\$410	\$493	\$569	\$635
35% Income Level	MHP B	\$335	\$359	\$431	\$497	\$555
30% Income Level	MHP C	\$287	\$307	\$369	\$426	\$476
25% Income Level	MHP C	\$239	\$256	\$308	\$355	\$396
20% Income Level	MHP C	\$191	\$205	\$246	\$284	\$317
15% Income Level	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Rent Limits should be compared with rent limits MTSPs are currently operating under to see if they are eligible for an increase in rent limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Rent Limits (2014 HERA Maximum Rent Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
CALAVERAS - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,224	\$1,312	\$1,574	\$1,820	\$2,030
		\$735	\$787	\$945	\$1,092	\$1,218
		\$673	\$721	\$866	\$1,001	\$1,116
		\$612	\$656	\$787	\$910	\$1,015
		\$551	\$590	\$708	\$819	\$913
		\$490	\$525	\$630	\$728	\$812
	MHP A	\$428	\$459	\$551	\$637	\$710
	MHP B	\$367	\$393	\$472	\$546	\$609
	MHP C	\$306	\$328	\$393	\$455	\$507
	MHP C	\$245	\$262	\$315	\$364	\$406
	MHP C	\$183	\$196	\$236	\$273	\$304
COLUSA - prior nine yrs rent limits (greatest to lowest): 2012, 2014, 2013, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,004	\$1,076	\$1,290	\$1,490	\$1,662
		\$603	\$645	\$774	\$894	\$997
		\$552	\$591	\$709	\$819	\$914
		\$502	\$538	\$645	\$745	\$831
	MHP A	\$452	\$484	\$580	\$670	\$748
	MHP B	\$402	\$430	\$516	\$596	\$665
	MHP B	\$351	\$376	\$451	\$521	\$581
	MHP C	\$301	\$322	\$387	\$447	\$498
	MHP C	\$251	\$269	\$322	\$372	\$415
	MHP C	\$201	\$215	\$258	\$298	\$332
	MHP C	\$150	\$161	\$193	\$223	\$249
CONTRA COSTA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2014, 2010, 2009, 2013, 2008, 2007, 2006						
		\$1,610	\$1,724	\$2,070	\$2,392	\$2,670
		\$966	\$1,035	\$1,242	\$1,435	\$1,602
		\$885	\$948	\$1,138	\$1,315	\$1,468
		\$805	\$862	\$1,035	\$1,196	\$1,335
		\$724	\$776	\$931	\$1,076	\$1,201
		\$644	\$690	\$828	\$957	\$1,068
		\$563	\$603	\$724	\$837	\$934
	MHP B	\$483	\$517	\$621	\$717	\$801
	MHP B	\$402	\$431	\$517	\$598	\$667
	MHP C	\$322	\$345	\$414	\$478	\$534
	MHP C	\$241	\$258	\$310	\$358	\$400
DEL NORTE - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
EL DORADO - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2008, 2014, 2007, 2006						
		\$1,202	\$1,288	\$1,546	\$1,786	\$1,992
		\$721	\$773	\$928	\$1,071	\$1,195
		\$661	\$708	\$851	\$982	\$1,095
		\$601	\$644	\$773	\$893	\$996
		\$541	\$579	\$696	\$803	\$896
		\$481	\$515	\$619	\$714	\$797
	MHP A	\$420	\$451	\$541	\$625	\$697
	MHP B	\$360	\$386	\$464	\$535	\$597
	MHP C	\$300	\$322	\$386	\$446	\$498
	MHP C	\$240	\$257	\$309	\$357	\$398
	MHP C	\$180	\$193	\$232	\$267	\$298
FRESNO - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
GLENN - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
HUMBOLDT - prior nine yrs rent limits (greatest to lowest): 2012, 2014, 2013, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,006	\$1,078	\$1,294	\$1,494	\$1,666
		\$604	\$647	\$777	\$897	\$1,000
		\$554	\$593	\$712	\$822	\$917
		\$503	\$539	\$647	\$747	\$833
	MHP A	\$453	\$485	\$582	\$672	\$750
	MHP B	\$403	\$431	\$518	\$598	\$667
	MHP B	\$352	\$377	\$453	\$523	\$583
	MHP C	\$302	\$323	\$388	\$448	\$500
	MHP C	\$251	\$269	\$323	\$373	\$416
	MHP C	\$201	\$215	\$259	\$299	\$333
	MHP C	\$151	\$161	\$194	\$224	\$250

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Rent Limits should be compared with rent limits MTSPs are currently operating under to see if they are eligible for an increase in rent limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Rent Limits (2014 HERA Maximum Rent Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
IMPERIAL - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
INYO - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,206	\$1,292	\$1,552	\$1,794	\$2,002
		\$724	\$776	\$931	\$1,077	\$1,201
		\$664	\$711	\$853	\$987	\$1,101
		\$603	\$646	\$776	\$897	\$1,001
		\$543	\$582	\$698	\$807	\$901
		\$483	\$517	\$621	\$718	\$801
	MHP A	\$422	\$452	\$543	\$628	\$700
	MHP B	\$362	\$388	\$465	\$538	\$600
	MHP C	\$301	\$323	\$388	\$448	\$500
	MHP C	\$241	\$258	\$310	\$359	\$400
	MHP C	\$181	\$194	\$232	\$269	\$300
KERN - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
KINGS - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
LAKE - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
LASSEN - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,190	\$1,274	\$1,530	\$1,766	\$1,970
		\$714	\$765	\$918	\$1,059	\$1,182
		\$654	\$701	\$841	\$971	\$1,083
		\$595	\$637	\$765	\$883	\$985
		\$535	\$573	\$688	\$794	\$886
	MHP A	\$476	\$510	\$612	\$706	\$788
	MHP B	\$416	\$446	\$535	\$618	\$689
	MHP B	\$357	\$382	\$459	\$529	\$591
	MHP C	\$297	\$318	\$382	\$441	\$492
	MHP C	\$238	\$255	\$306	\$353	\$394
	MHP C	\$178	\$191	\$229	\$264	\$295
LOS ANGELES - prior nine yrs rent limits (greatest to lowest): 2011, 2012, 2013, 2010, 2014, 2009, 2008, 2007, 2006						
		\$1,426	\$1,528	\$1,834	\$2,120	\$2,364
		\$856	\$917	\$1,101	\$1,272	\$1,419
		\$785	\$840	\$1,009	\$1,166	\$1,300
		\$713	\$764	\$917	\$1,060	\$1,182
		\$642	\$687	\$825	\$954	\$1,064
		\$571	\$611	\$734	\$848	\$946
	MHP A	\$499	\$535	\$642	\$742	\$827
	MHP B	\$428	\$458	\$550	\$636	\$709
	MHP B	\$356	\$382	\$458	\$530	\$591
	MHP C	\$285	\$305	\$367	\$424	\$473
	MHP C	\$214	\$229	\$275	\$318	\$354
MADERA - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
MARIN - prior nine yrs rent limits (greatest to lowest): 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013						
100% Income Level		\$1,936	\$2,076	\$2,492	\$2,878	\$3,212
60% Income Level		\$1,162	\$1,245	\$1,495	\$1,727	\$1,927
55% Income Level		\$1,065	\$1,141	\$1,370	\$1,583	\$1,766
50% Income Level		\$968	\$1,038	\$1,246	\$1,439	\$1,606
45% Income Level		\$871	\$934	\$1,121	\$1,295	\$1,445
40% Income Level		\$775	\$830	\$997	\$1,151	\$1,285
35% Income Level		\$678	\$726	\$872	\$1,007	\$1,124
30% Income Level		\$581	\$622	\$747	\$863	\$963
25% Income Level	MHP B	\$484	\$519	\$623	\$719	\$803
20% Income Level	MHP B	\$387	\$415	\$498	\$575	\$642
15% Income Level	MHP C	\$290	\$311	\$373	\$431	\$481
MARIPOSA - prior nine yrs rent limits (greatest to lowest): 2013, 2014, 2012, 2011, 2010, 2009, 2008, 2007, 2006						
100% Income Level		\$1,062	\$1,136	\$1,364	\$1,576	\$1,756
60% Income Level		\$637	\$682	\$819	\$945	\$1,054
55% Income Level		\$584	\$625	\$750	\$866	\$966
50% Income Level		\$531	\$568	\$682	\$788	\$878
45% Income Level		\$478	\$511	\$614	\$709	\$790
40% Income Level	MHP A	\$425	\$455	\$546	\$630	\$703
35% Income Level	MHP B	\$371	\$398	\$477	\$551	\$615
30% Income Level	MHP C	\$318	\$341	\$409	\$472	\$527
25% Income Level	MHP C	\$265	\$284	\$341	\$394	\$439
20% Income Level	MHP C	\$212	\$227	\$273	\$315	\$351
15% Income Level	MHP C	\$159	\$170	\$204	\$236	\$263
MENDOCINO - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006						
100% Income Level		\$960	\$1,028	\$1,234	\$1,424	\$1,590
60% Income Level		\$576	\$617	\$741	\$855	\$954
55% Income Level		\$528	\$565	\$679	\$783	\$874
50% Income Level		\$480	\$514	\$617	\$712	\$795
45% Income Level	MHP A	\$432	\$462	\$555	\$641	\$715
40% Income Level	MHP B	\$384	\$411	\$494	\$570	\$636
35% Income Level	MHP B	\$336	\$360	\$432	\$498	\$556
30% Income Level	MHP C	\$288	\$308	\$370	\$427	\$477
25% Income Level	MHP C	\$240	\$257	\$308	\$356	\$397
20% Income Level	MHP C	\$192	\$205	\$247	\$285	\$318
15% Income Level	MHP C	\$144	\$154	\$185	\$213	\$238
MERCED - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
100% Income Level		\$956	\$1,026	\$1,232	\$1,422	\$1,586
60% Income Level		\$574	\$615	\$739	\$853	\$952
55% Income Level		\$526	\$564	\$677	\$782	\$873
50% Income Level		\$478	\$513	\$616	\$711	\$793
45% Income Level	MHP A	\$430	\$461	\$554	\$640	\$714
40% Income Level	MHP B	\$383	\$410	\$493	\$569	\$635
35% Income Level	MHP B	\$335	\$359	\$431	\$497	\$555
30% Income Level	MHP C	\$287	\$307	\$369	\$426	\$476
25% Income Level	MHP C	\$239	\$256	\$308	\$355	\$396
20% Income Level	MHP C	\$191	\$205	\$246	\$284	\$317
15% Income Level	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
MODOC - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
MONO - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,422	\$1,522	\$1,826	\$2,110	\$2,354
		\$853	\$914	\$1,096	\$1,266	\$1,413
		\$782	\$838	\$1,005	\$1,161	\$1,295
		\$711	\$761	\$913	\$1,055	\$1,177
		\$640	\$685	\$822	\$950	\$1,059
		\$569	\$609	\$731	\$844	\$942
	MHP A	\$497	\$533	\$639	\$738	\$824
	MHP B	\$426	\$457	\$548	\$633	\$706
	MHP B	\$355	\$380	\$456	\$527	\$588
	MHP C	\$284	\$304	\$365	\$422	\$471
	MHP C	\$213	\$228	\$274	\$316	\$353
MONTEREY - prior nine yrs rent limits (greatest to lowest): 2014, 2013, 2012, 2011, 2009, 2010, 2008, 2007, 2006						
		\$1,260	\$1,350	\$1,620	\$1,870	\$2,086
		\$756	\$810	\$972	\$1,122	\$1,252
		\$693	\$742	\$891	\$1,028	\$1,148
		\$630	\$675	\$810	\$935	\$1,043
		\$567	\$607	\$729	\$841	\$939
		\$504	\$540	\$648	\$748	\$835
	MHP A	\$441	\$472	\$567	\$654	\$730
	MHP B	\$378	\$405	\$486	\$561	\$626
	MHP C	\$315	\$337	\$405	\$467	\$521
	MHP C	\$252	\$270	\$324	\$374	\$417
	MHP C	\$189	\$202	\$243	\$280	\$313
NAPA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2014, 2013, 2010, 2009, 2008, 2007, 2006						
		\$1,442	\$1,546	\$1,854	\$2,142	\$2,390
		\$865	\$927	\$1,113	\$1,285	\$1,434
		\$793	\$850	\$1,020	\$1,178	\$1,314
		\$721	\$773	\$927	\$1,071	\$1,195
		\$649	\$695	\$834	\$964	\$1,075
		\$577	\$618	\$742	\$857	\$956
	MHP A	\$504	\$541	\$649	\$749	\$836
	MHP B	\$432	\$463	\$556	\$642	\$717
	MHP B	\$360	\$386	\$463	\$535	\$597
	MHP C	\$288	\$309	\$371	\$428	\$478
	MHP C	\$216	\$231	\$278	\$321	\$358

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
NEVADA - prior nine yrs rent limits (greatest to lowest): 2012, 2014, 2011, 2010, 2009, 2013, 2008, 2007, 2006						
		\$1,266	\$1,358	\$1,630	\$1,882	\$2,100
		\$760	\$815	\$978	\$1,129	\$1,260
		\$697	\$747	\$896	\$1,035	\$1,155
		\$633	\$679	\$815	\$941	\$1,050
		\$570	\$611	\$733	\$847	\$945
		\$507	\$543	\$652	\$753	\$840
	MHP A	\$443	\$475	\$570	\$658	\$735
	MHP B	\$380	\$407	\$489	\$564	\$630
	MHP C	\$316	\$339	\$407	\$470	\$525
	MHP C	\$253	\$271	\$326	\$376	\$420
	MHP C	\$190	\$203	\$244	\$282	\$315
ORANGE - prior nine yrs rent limits (greatest to lowest): 2012, 2009, 2008, 2010, 2011, 2013, 2014, 2007, 2006						
		\$1,582	\$1,694	\$2,032	\$2,348	\$2,620
		\$949	\$1,017	\$1,219	\$1,409	\$1,572
		\$870	\$932	\$1,117	\$1,291	\$1,441
		\$791	\$847	\$1,016	\$1,174	\$1,310
		\$712	\$762	\$914	\$1,056	\$1,179
		\$633	\$678	\$813	\$939	\$1,048
	MHP A	\$553	\$593	\$711	\$822	\$917
	MHP B	\$474	\$508	\$609	\$704	\$786
	MHP B	\$395	\$423	\$508	\$587	\$655
	MHP C	\$316	\$339	\$406	\$469	\$524
	MHP C	\$237	\$254	\$304	\$352	\$393
PLACER - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2008, 2014, 2007, 2006						
		\$1,202	\$1,288	\$1,546	\$1,786	\$1,992
		\$721	\$773	\$928	\$1,071	\$1,195
		\$661	\$708	\$851	\$982	\$1,095
		\$601	\$644	\$773	\$893	\$996
		\$541	\$579	\$696	\$803	\$896
		\$481	\$515	\$619	\$714	\$797
	MHP A	\$420	\$451	\$541	\$625	\$697
	MHP B	\$360	\$386	\$464	\$535	\$597
	MHP C	\$300	\$322	\$386	\$446	\$498
	MHP C	\$240	\$257	\$309	\$357	\$398
	MHP C	\$180	\$193	\$232	\$267	\$298
PLUMAS - prior nine yrs rent limits (greatest to lowest): 2010, 2009, 2008, 2011, 2012, 2013, 2007, 2006, 2014						
		\$970	\$1,038	\$1,244	\$1,438	\$1,604
		\$582	\$623	\$747	\$863	\$963
		\$533	\$571	\$684	\$791	\$882
		\$485	\$519	\$622	\$719	\$802
	MHP A	\$436	\$467	\$560	\$647	\$722
	MHP B	\$388	\$415	\$498	\$575	\$642
	MHP B	\$339	\$363	\$435	\$503	\$561
	MHP C	\$291	\$311	\$373	\$431	\$481
	MHP C	\$242	\$259	\$311	\$359	\$401
	MHP C	\$194	\$207	\$249	\$287	\$321
	MHP C	\$145	\$155	\$186	\$215	\$240

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
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Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Rent Limits should be compared with rent limits MTSPs are currently operating under to see if they are eligible for an increase in rent limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Rent Limits (2014 HERA Maximum Rent Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
RIVERSIDE - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2009, 2008, 2010, 2013, 2014, 2007, 2006						
		\$1,062	\$1,138	\$1,366	\$1,578	\$1,762
		\$637	\$683	\$820	\$947	\$1,057
		\$584	\$626	\$752	\$868	\$969
		\$531	\$569	\$683	\$789	\$881
		\$478	\$512	\$615	\$710	\$793
	MHP A	\$425	\$455	\$547	\$631	\$705
	MHP B	\$371	\$398	\$478	\$552	\$616
	MHP C	\$318	\$341	\$410	\$473	\$528
	MHP C	\$265	\$284	\$341	\$394	\$440
	MHP C	\$212	\$227	\$273	\$315	\$352
	MHP C	\$159	\$170	\$205	\$236	\$264
SACRAMENTO - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2008, 2014, 2007, 2006						
		\$1,202	\$1,288	\$1,546	\$1,786	\$1,992
		\$721	\$773	\$928	\$1,071	\$1,195
		\$661	\$708	\$851	\$982	\$1,095
		\$601	\$644	\$773	\$893	\$996
		\$541	\$579	\$696	\$803	\$896
		\$481	\$515	\$619	\$714	\$797
	MHP A	\$420	\$451	\$541	\$625	\$697
	MHP B	\$360	\$386	\$464	\$535	\$597
	MHP C	\$300	\$322	\$386	\$446	\$498
	MHP C	\$240	\$257	\$309	\$357	\$398
	MHP C	\$180	\$193	\$232	\$267	\$298
SAN BENITO - prior nine yrs rent limits (greatest to lowest): 2010, 2009, 2013, 2012, 2011, 2008, 2014, 2007, 2006						
		\$1,332	\$1,426	\$1,712	\$1,978	\$2,206
		\$799	\$856	\$1,027	\$1,187	\$1,324
		\$732	\$785	\$941	\$1,088	\$1,214
		\$666	\$713	\$856	\$989	\$1,103
		\$599	\$642	\$770	\$890	\$993
	MHP A	\$533	\$571	\$685	\$791	\$883
	MHP B	\$466	\$499	\$599	\$692	\$772
	MHP B	\$399	\$428	\$513	\$593	\$662
	MHP C	\$333	\$356	\$428	\$494	\$551
	MHP C	\$266	\$285	\$342	\$395	\$441
	MHP C	\$199	\$214	\$256	\$296	\$331
SAN BERNARDINO-prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2009, 2008, 2010, 2013, 2014, 2007, 2006						
		\$1,062	\$1,138	\$1,366	\$1,578	\$1,762
		\$637	\$683	\$820	\$947	\$1,057
		\$584	\$626	\$752	\$868	\$969
		\$531	\$569	\$683	\$789	\$881
		\$478	\$512	\$615	\$710	\$793
	MHP A	\$425	\$455	\$547	\$631	\$705
	MHP B	\$371	\$398	\$478	\$552	\$616
	MHP C	\$318	\$341	\$410	\$473	\$528
	MHP C	\$265	\$284	\$341	\$394	\$440
	MHP C	\$212	\$227	\$273	\$315	\$352
	MHP C	\$159	\$170	\$205	\$236	\$264

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SAN DIEGO - prior nine yrs rent limits (greatest to lowest): 2009, 2011, 2013, 2012, 2008, 2014, 2010, 2007, 2006						
100% Income Level		\$1,382	\$1,480	\$1,776	\$2,052	\$2,290
60% Income Level		\$829	\$888	\$1,066	\$1,231	\$1,374
55% Income Level		\$760	\$814	\$977	\$1,128	\$1,259
50% Income Level		\$691	\$740	\$888	\$1,026	\$1,145
45% Income Level		\$622	\$666	\$799	\$923	\$1,030
40% Income Level		\$553	\$592	\$711	\$821	\$916
35% Income Level	MHP B	\$483	\$518	\$622	\$718	\$801
30% Income Level	MHP B	\$414	\$444	\$533	\$615	\$687
25% Income Level	MHP B	\$345	\$370	\$444	\$513	\$572
20% Income Level	MHP C	\$276	\$296	\$355	\$410	\$458
15% Income Level	MHP C	\$207	\$222	\$266	\$307	\$343
SAN FRANCISCO - prior nine yrs rent limits (greatest to lowest): 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013						
100% Income Level		\$1,936	\$2,076	\$2,492	\$2,878	\$3,212
60% Income Level		\$1,162	\$1,245	\$1,495	\$1,727	\$1,927
55% Income Level		\$1,065	\$1,141	\$1,370	\$1,583	\$1,766
50% Income Level		\$968	\$1,038	\$1,246	\$1,439	\$1,606
45% Income Level		\$871	\$934	\$1,121	\$1,295	\$1,445
40% Income Level		\$775	\$830	\$997	\$1,151	\$1,285
35% Income Level		\$678	\$726	\$872	\$1,007	\$1,124
30% Income Level		\$581	\$622	\$747	\$863	\$963
25% Income Level	MHP B	\$484	\$519	\$623	\$719	\$803
20% Income Level	MHP B	\$387	\$415	\$498	\$575	\$642
15% Income Level	MHP C	\$290	\$311	\$373	\$431	\$481
SAN JOAQUIN - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2008, 2007, 2014, 2006						
100% Income Level		\$1,050	\$1,124	\$1,350	\$1,556	\$1,736
60% Income Level		\$630	\$675	\$810	\$934	\$1,042
55% Income Level		\$577	\$618	\$742	\$856	\$955
50% Income Level		\$525	\$562	\$675	\$778	\$868
45% Income Level		\$472	\$506	\$607	\$700	\$781
40% Income Level	MHP A	\$420	\$450	\$540	\$623	\$695
35% Income Level	MHP B	\$367	\$393	\$472	\$545	\$608
30% Income Level	MHP C	\$315	\$337	\$405	\$467	\$521
25% Income Level	MHP C	\$262	\$281	\$337	\$389	\$434
20% Income Level	MHP C	\$210	\$225	\$270	\$311	\$347
15% Income Level	MHP C	\$157	\$168	\$202	\$233	\$260
SAN LUIS OBISPO-prior nine yrs rent limits (greatest to lowest): 2012, 2014, 2011, 2010, 2013, 2009, 2008, 2007, 2006						
100% Income Level		\$1,316	\$1,410	\$1,692	\$1,956	\$2,182
60% Income Level		\$790	\$846	\$1,015	\$1,173	\$1,309
55% Income Level		\$724	\$776	\$930	\$1,075	\$1,200
50% Income Level		\$658	\$705	\$846	\$978	\$1,091
45% Income Level		\$592	\$635	\$761	\$880	\$982
40% Income Level	MHP A	\$527	\$564	\$677	\$782	\$873
35% Income Level	MHP B	\$461	\$493	\$592	\$684	\$763
30% Income Level	MHP B	\$395	\$423	\$507	\$586	\$654
25% Income Level	MHP C	\$329	\$352	\$423	\$489	\$545
20% Income Level	MHP C	\$263	\$282	\$338	\$391	\$436
15% Income Level	MHP C	\$197	\$211	\$253	\$293	\$327

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SAN MATEO - prior nine yrs rent limits (greatest to lowest): 2009, 2008, 2007, 2006, 2012, 2014, 2010, 2011, 2013						
		\$1,936	\$2,076	\$2,492	\$2,878	\$3,212
		\$1,162	\$1,245	\$1,495	\$1,727	\$1,927
		\$1,065	\$1,141	\$1,370	\$1,583	\$1,766
		\$968	\$1,038	\$1,246	\$1,439	\$1,606
		\$871	\$934	\$1,121	\$1,295	\$1,445
		\$775	\$830	\$997	\$1,151	\$1,285
		\$678	\$726	\$872	\$1,007	\$1,124
		\$581	\$622	\$747	\$863	\$963
	MHP B	\$484	\$519	\$623	\$719	\$803
	MHP B	\$387	\$415	\$498	\$575	\$642
	MHP C	\$290	\$311	\$373	\$431	\$481
SANTA BARBARA-prior nine yrs rent limits (greatest to lowest): 2013, 2009, 2008, 2012, 2014, 2010, 2011, 2007, 2006						
		\$1,324	\$1,420	\$1,704	\$1,968	\$2,196
		\$795	\$852	\$1,023	\$1,181	\$1,318
		\$728	\$781	\$937	\$1,082	\$1,208
		\$662	\$710	\$852	\$984	\$1,098
		\$596	\$639	\$767	\$885	\$988
	MHP A	\$530	\$568	\$682	\$787	\$879
	MHP B	\$463	\$497	\$596	\$689	\$769
	MHP B	\$397	\$426	\$511	\$590	\$659
	MHP C	\$331	\$355	\$426	\$492	\$549
	MHP C	\$265	\$284	\$341	\$393	\$439
	MHP C	\$198	\$213	\$255	\$295	\$329
SANTA CLARA - prior nine yrs rent limits (greatest to lowest): 2009, 2008, 2007, 2006, 2012, 2011, 2010, 2014, 2013						
		\$1,784	\$1,912	\$2,294	\$2,650	\$2,956
		\$1,071	\$1,147	\$1,377	\$1,590	\$1,774
		\$981	\$1,051	\$1,262	\$1,457	\$1,626
		\$892	\$956	\$1,147	\$1,325	\$1,478
		\$803	\$860	\$1,032	\$1,192	\$1,330
		\$714	\$765	\$918	\$1,060	\$1,183
		\$624	\$669	\$803	\$927	\$1,035
	MHP A	\$535	\$573	\$688	\$795	\$887
	MHP B	\$446	\$478	\$573	\$662	\$739
	MHP C	\$357	\$382	\$459	\$530	\$591
	MHP C	\$267	\$286	\$344	\$397	\$443
SANTA CRUZ - prior nine yrs rent limits (greatest to lowest): 2011, 2010, 2012, 2014, 2009, 2013, 2008, 2007, 2006						
		\$1,630	\$1,746	\$2,094	\$2,420	\$2,700
		\$978	\$1,047	\$1,257	\$1,452	\$1,620
		\$896	\$960	\$1,152	\$1,331	\$1,485
		\$815	\$873	\$1,047	\$1,210	\$1,350
		\$733	\$785	\$942	\$1,089	\$1,215
		\$652	\$698	\$838	\$968	\$1,080
		\$570	\$611	\$733	\$847	\$945
	MHP B	\$489	\$523	\$628	\$726	\$810
	MHP B	\$407	\$436	\$523	\$605	\$675
	MHP C	\$326	\$349	\$419	\$484	\$540
	MHP C	\$244	\$261	\$314	\$363	\$405

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SHASTA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006						
		\$960	\$1,028	\$1,234	\$1,424	\$1,590
		\$576	\$617	\$741	\$855	\$954
		\$528	\$565	\$679	\$783	\$874
		\$480	\$514	\$617	\$712	\$795
	MHP A	\$432	\$462	\$555	\$641	\$715
	MHP B	\$384	\$411	\$494	\$570	\$636
	MHP B	\$336	\$360	\$432	\$498	\$556
	MHP C	\$288	\$308	\$370	\$427	\$477
	MHP C	\$240	\$257	\$308	\$356	\$397
	MHP C	\$192	\$205	\$247	\$285	\$318
	MHP C	\$144	\$154	\$185	\$213	\$238
SIERRA - prior nine yrs rent limits (greatest to lowest): 2013, 2012, 2014, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,170	\$1,252	\$1,504	\$1,736	\$1,936
		\$702	\$752	\$903	\$1,042	\$1,162
		\$643	\$689	\$827	\$955	\$1,065
		\$585	\$626	\$752	\$868	\$968
		\$526	\$564	\$677	\$781	\$871
	MHP A	\$468	\$501	\$602	\$695	\$775
	MHP B	\$409	\$438	\$526	\$608	\$678
	MHP B	\$351	\$376	\$451	\$521	\$581
	MHP C	\$292	\$313	\$376	\$434	\$484
	MHP C	\$234	\$250	\$301	\$347	\$387
	MHP C	\$175	\$188	\$225	\$260	\$290
SISKIYOU - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
SOLANO - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2014, 2008, 2007, 2006						
		\$1,342	\$1,438	\$1,726	\$1,994	\$2,224
		\$805	\$863	\$1,036	\$1,197	\$1,335
		\$738	\$791	\$950	\$1,097	\$1,223
		\$671	\$719	\$863	\$997	\$1,112
		\$604	\$647	\$777	\$897	\$1,001
	MHP A	\$537	\$575	\$691	\$798	\$890
	MHP B	\$469	\$503	\$604	\$698	\$778
	MHP B	\$402	\$431	\$518	\$598	\$667
	MHP C	\$335	\$359	\$431	\$498	\$556
	MHP C	\$268	\$287	\$345	\$399	\$445
	MHP C	\$201	\$215	\$259	\$299	\$333

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
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Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
SONOMA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2010, 2009, 2013, 2008, 2014, 2007, 2006						
		\$1,346	\$1,442	\$1,732	\$2,000	\$2,232
		\$808	\$866	\$1,039	\$1,200	\$1,339
		\$741	\$794	\$952	\$1,100	\$1,227
		\$673	\$721	\$866	\$1,000	\$1,116
		\$606	\$649	\$779	\$900	\$1,004
	MHP A	\$539	\$577	\$693	\$800	\$893
	MHP B	\$471	\$505	\$606	\$700	\$781
	MHP B	\$404	\$433	\$519	\$600	\$669
	MHP C	\$336	\$360	\$433	\$500	\$558
	MHP C	\$269	\$288	\$346	\$400	\$446
	MHP C	\$202	\$216	\$259	\$300	\$334
STANISLAUS - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2009, 2010, 2013, 2008, 2014, 2007, 2006						
		\$980	\$1,050	\$1,260	\$1,456	\$1,624
		\$588	\$630	\$756	\$873	\$975
		\$539	\$577	\$693	\$800	\$893
		\$490	\$525	\$630	\$728	\$812
	MHP A	\$441	\$472	\$567	\$655	\$731
	MHP B	\$392	\$420	\$504	\$582	\$650
	MHP B	\$343	\$367	\$441	\$509	\$568
	MHP C	\$294	\$315	\$378	\$436	\$487
	MHP C	\$245	\$262	\$315	\$364	\$406
	MHP C	\$196	\$210	\$252	\$291	\$325
	MHP C	\$147	\$157	\$189	\$218	\$243
SUTTER - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
TEHAMA - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
TRINITY - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$962	\$1,030	\$1,236	\$1,430	\$1,594
		\$577	\$618	\$742	\$858	\$957
		\$529	\$567	\$680	\$786	\$877
		\$481	\$515	\$618	\$715	\$797
	MHP A	\$433	\$464	\$556	\$643	\$717
	MHP B	\$385	\$412	\$495	\$572	\$638
	MHP B	\$336	\$360	\$433	\$500	\$558
	MHP C	\$288	\$309	\$371	\$429	\$478
	MHP C	\$240	\$257	\$309	\$357	\$398
	MHP C	\$192	\$206	\$247	\$286	\$319
	MHP C	\$144	\$154	\$185	\$214	\$239
TULARE - prior nine yrs rent limits (greatest to lowest): 2012, 2013, 2011, 2010, 2009, 2014, 2008, 2007, 2006						
		\$956	\$1,026	\$1,232	\$1,422	\$1,586
		\$574	\$615	\$739	\$853	\$952
		\$526	\$564	\$677	\$782	\$873
		\$478	\$513	\$616	\$711	\$793
	MHP A	\$430	\$461	\$554	\$640	\$714
	MHP B	\$383	\$410	\$493	\$569	\$635
	MHP B	\$335	\$359	\$431	\$497	\$555
	MHP C	\$287	\$307	\$369	\$426	\$476
	MHP C	\$239	\$256	\$308	\$355	\$396
	MHP C	\$191	\$205	\$246	\$284	\$317
	MHP C	\$143	\$153	\$184	\$213	\$238
TUOLUMNE - prior nine yrs rent limits (greatest to lowest): 2013, 2012, 2014, 2011, 2010, 2009, 2008, 2007, 2006						
		\$1,104	\$1,182	\$1,420	\$1,640	\$1,830
		\$663	\$710	\$852	\$984	\$1,098
		\$607	\$651	\$781	\$902	\$1,006
		\$552	\$591	\$710	\$820	\$915
		\$497	\$532	\$639	\$738	\$823
	MHP A	\$442	\$473	\$568	\$656	\$732
	MHP B	\$386	\$414	\$497	\$574	\$640
	MHP B	\$331	\$355	\$426	\$492	\$549
	MHP C	\$276	\$295	\$355	\$410	\$457
	MHP C	\$221	\$236	\$284	\$328	\$366
	MHP C	\$165	\$177	\$213	\$246	\$274
VENTURA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2014, 2009, 2013, 2010, 2008, 2007, 2006						
		\$1,552	\$1,662	\$1,996	\$2,306	\$2,572
		\$931	\$998	\$1,198	\$1,383	\$1,543
		\$853	\$915	\$1,098	\$1,268	\$1,414
		\$776	\$831	\$998	\$1,153	\$1,286
		\$698	\$748	\$898	\$1,037	\$1,157
		\$621	\$665	\$799	\$922	\$1,029
	MHP A	\$543	\$582	\$699	\$807	\$900
	MHP B	\$465	\$499	\$599	\$691	\$771
	MHP B	\$388	\$415	\$499	\$576	\$643
	MHP C	\$310	\$332	\$399	\$461	\$514
	MHP C	\$232	\$249	\$299	\$345	\$385

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program

2014 **Non-HERA** Maximum Rents (gross rent including utility allowance)

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). Non-HERA Maximum Income Limits apply to MTSPs: 1) Located within the ten HERA effected counties of: Alameda, Contra Costa, Marin, Nevada, San Francisco, San Mateo, Santa Clara, Solano, Sonoma and Ventura and placed in service on or after 1/1/09, or 2) Not located within the HERA effected counties. These 2014 Non-HERA Maximum Rent Limits should be compared with rent limits MTSPs are currently operating under to see if they are eligible for an increase in rent limits. The statutory hold harmless provisions in HERA prevents income limits and rents from falling below the highest levels the project ever operated under. A different set of Rent Limits (2014 HERA Maximum Rent Limits) are applicable to MTSPs located within the HERA counties and placed in service prior to 1/1/09.

County	Level*	Efficiency	1 BR	2 BR	3 BR	4 BR
YOLO - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2014, 2009, 2010, 2008, 2007, 2006						
100% Income Level		\$1,294	\$1,386	\$1,664	\$1,922	\$2,144
60% Income Level		\$777	\$832	\$999	\$1,153	\$1,287
55% Income Level		\$712	\$763	\$915	\$1,057	\$1,179
50% Income Level		\$647	\$693	\$832	\$961	\$1,072
45% Income Level		\$582	\$624	\$749	\$865	\$965
40% Income Level		\$518	\$555	\$666	\$769	\$858
35% Income Level	MHP A	\$453	\$485	\$582	\$672	\$750
30% Income Level	MHP B	\$388	\$416	\$499	\$576	\$643
25% Income Level	MHP C	\$323	\$346	\$416	\$480	\$536
20% Income Level	MHP C	\$259	\$277	\$333	\$384	\$429
15% Income Level	MHP C	\$194	\$208	\$249	\$288	\$321
YUBA - prior nine yrs rent limits (greatest to lowest): 2012, 2011, 2013, 2010, 2009, 2014, 2008, 2007, 2006						
100% Income Level		\$956	\$1,026	\$1,232	\$1,422	\$1,586
60% Income Level		\$574	\$615	\$739	\$853	\$952
55% Income Level		\$526	\$564	\$677	\$782	\$873
50% Income Level		\$478	\$513	\$616	\$711	\$793
45% Income Level	MHP A	\$430	\$461	\$554	\$640	\$714
40% Income Level	MHP B	\$383	\$410	\$493	\$569	\$635
35% Income Level	MHP B	\$335	\$359	\$431	\$497	\$555
30% Income Level	MHP C	\$287	\$307	\$369	\$426	\$476
25% Income Level	MHP C	\$239	\$256	\$308	\$355	\$396
20% Income Level	MHP C	\$191	\$205	\$246	\$284	\$317
15% Income Level	MHP C	\$143	\$153	\$184	\$213	\$238

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
ALAMEDA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$41,668	\$42,532	\$44,981	\$47,286	\$49,302
		\$53,192	\$54,920	\$59,818	\$64,427	\$68,461
		\$64,859	\$67,308	\$74,799	\$81,713	\$87,763
		\$76,383	\$79,696	\$89,636	\$98,855	\$106,921
		\$88,051	\$92,228	\$104,617	\$116,140	\$126,224
	MHP B	\$99,575	\$104,617	\$119,453	\$133,426	\$145,382
	MHP B	\$111,243	\$117,005	\$134,434	\$150,568	\$164,684
	MHP C	\$122,766	\$129,393	\$149,271	\$167,853	\$183,843
	MHP C	\$134,434	\$141,925	\$164,252	\$185,139	\$203,145
ALPINE						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$40,371	\$40,948	\$43,252	\$45,269	\$46,998
		\$50,599	\$52,039	\$56,505	\$60,538	\$64,139
		\$60,970	\$62,987	\$69,757	\$75,807	\$81,137
		\$71,198	\$74,078	\$82,865	\$91,076	\$98,134
	MHP A	\$81,569	\$85,170	\$96,118	\$106,489	\$115,276
	MHP B	\$91,796	\$96,118	\$109,370	\$121,758	\$132,274
	MHP B	\$102,168	\$107,209	\$122,622	\$137,027	\$149,415
	MHP C	\$112,395	\$118,157	\$135,875	\$152,296	\$166,413
	MHP C	\$122,766	\$129,249	\$149,127	\$167,565	\$183,410
AMADOR						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,075	\$39,795	\$41,668	\$43,540	\$45,125
		\$48,294	\$49,590	\$53,480	\$57,081	\$60,250
		\$57,369	\$59,386	\$65,148	\$70,621	\$75,375
		\$66,444	\$69,037	\$76,815	\$84,162	\$90,356
	MHP A	\$75,663	\$78,832	\$88,627	\$97,702	\$105,481
	MHP B	\$84,738	\$88,627	\$100,295	\$111,243	\$120,606
	MHP C	\$93,957	\$98,422	\$112,107	\$124,783	\$135,731
	MHP C	\$103,032	\$108,218	\$123,775	\$138,324	\$150,856
	MHP C	\$112,107	\$118,013	\$135,443	\$151,864	\$165,981
BUTTE						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
CALAVERAS						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$38,931	\$39,507	\$41,380	\$43,108	\$44,693
50% Income Level		\$47,718	\$48,870	\$52,759	\$56,217	\$59,242
45% Income Level		\$56,505	\$58,377	\$64,139	\$69,325	\$73,934
40% Income Level		\$65,292	\$67,740	\$75,375	\$82,433	\$88,483
35% Income Level	MHP A	\$74,223	\$77,248	\$86,755	\$95,542	\$103,176
30% Income Level	MHP B	\$83,009	\$86,755	\$98,134	\$108,650	\$117,725
25% Income Level	MHP C	\$91,796	\$96,118	\$109,514	\$121,758	\$132,418
20% Income Level	MHP C	\$100,583	\$105,625	\$120,750	\$134,866	\$146,966
15% Income Level	MHP C	\$109,514	\$115,132	\$132,130	\$147,975	\$161,659
COLUSA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$37,346	\$37,779	\$39,363	\$40,804	\$41,956
50% Income Level		\$44,549	\$45,413	\$48,582	\$51,463	\$53,912
45% Income Level	MHP A	\$51,751	\$53,192	\$57,945	\$62,267	\$65,868
40% Income Level	MHP B	\$58,954	\$60,970	\$67,164	\$72,926	\$77,824
35% Income Level	MHP B	\$66,300	\$68,749	\$76,527	\$83,730	\$89,924
30% Income Level	MHP C	\$73,502	\$76,527	\$85,746	\$94,389	\$101,880
25% Income Level	MHP C	\$80,705	\$84,162	\$95,109	\$105,193	\$113,836
20% Income Level	MHP C	\$87,907	\$91,940	\$104,328	\$115,852	\$125,791
15% Income Level	MHP C	\$95,253	\$99,719	\$113,691	\$126,656	\$137,747
CONTRA COSTA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$41,668	\$42,532	\$44,981	\$47,286	\$49,302
50% Income Level		\$53,192	\$54,920	\$59,818	\$64,427	\$68,461
45% Income Level		\$64,859	\$67,308	\$74,799	\$81,713	\$87,763
40% Income Level		\$76,383	\$79,696	\$89,636	\$98,855	\$106,921
35% Income Level		\$88,051	\$92,228	\$104,617	\$116,140	\$126,224
30% Income Level	MHP B	\$99,575	\$104,617	\$119,453	\$133,426	\$145,382
25% Income Level	MHP B	\$111,243	\$117,005	\$134,434	\$150,568	\$164,684
20% Income Level	MHP C	\$122,766	\$129,393	\$149,271	\$167,853	\$183,843
15% Income Level	MHP C	\$134,434	\$141,925	\$164,252	\$185,139	\$203,145
DEL NORTE						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
50% Income Level		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
45% Income Level	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
40% Income Level	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
35% Income Level	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
30% Income Level	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
25% Income Level	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
20% Income Level	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
15% Income Level	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
EL DORADO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,643	\$39,363	\$41,092	\$42,820	\$44,405
		\$47,286	\$48,582	\$52,327	\$55,640	\$58,665
		\$55,929	\$57,945	\$63,419	\$68,605	\$73,070
		\$64,571	\$67,164	\$74,511	\$81,425	\$87,331
	MHP A	\$73,358	\$76,383	\$85,746	\$94,245	\$101,736
	MHP B	\$82,001	\$85,746	\$96,838	\$107,209	\$116,140
	MHP C	\$90,644	\$94,965	\$108,074	\$120,030	\$130,401
	MHP C	\$99,287	\$104,328	\$119,165	\$132,850	\$144,806
	MHP C	\$107,930	\$113,547	\$130,257	\$145,814	\$159,210
FRESNO						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850
GLENN						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850
HUMBOLDT						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$37,202	\$37,779	\$39,363	\$40,804	\$41,956
		\$44,549	\$45,557	\$48,726	\$51,607	\$54,056
	MHP A	\$51,751	\$53,336	\$58,089	\$62,411	\$66,012
	MHP B	\$58,954	\$61,114	\$67,308	\$73,070	\$77,968
	MHP B	\$66,300	\$68,893	\$76,671	\$83,874	\$90,068
	MHP C	\$73,502	\$76,671	\$86,034	\$94,677	\$102,024
	MHP C	\$80,849	\$84,450	\$95,397	\$105,481	\$114,124
	MHP C	\$88,051	\$92,228	\$104,617	\$116,140	\$126,080
	MHP C	\$95,253	\$100,007	\$113,980	\$126,944	\$138,035

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
IMPERIAL						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850
INYO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,643	\$39,363	\$41,236	\$42,964	\$44,405
		\$47,430	\$48,726	\$52,327	\$55,929	\$58,809
		\$56,073	\$57,945	\$63,563	\$68,893	\$73,214
		\$64,715	\$67,308	\$74,655	\$81,713	\$87,619
	MHP A	\$73,502	\$76,671	\$85,890	\$94,677	\$102,168
	MHP B	\$82,145	\$85,890	\$97,126	\$107,641	\$116,572
	MHP C	\$90,932	\$95,253	\$108,218	\$120,606	\$130,977
	MHP C	\$99,575	\$104,617	\$119,453	\$133,426	\$145,382
	MHP C	\$108,218	\$113,836	\$130,689	\$146,390	\$159,787
KERN						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850
KINGS						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
LAKE						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850
LASSEN						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,643	\$39,219	\$41,092	\$42,676	\$44,261
		\$47,142	\$48,438	\$52,039	\$55,352	\$58,377
		\$55,784	\$57,657	\$63,131	\$68,173	\$72,638
	MHP A	\$64,283	\$66,732	\$74,078	\$80,849	\$86,755
	MHP B	\$72,926	\$75,951	\$85,170	\$93,525	\$101,015
	MHP B	\$81,425	\$85,170	\$96,118	\$106,345	\$115,132
	MHP C	\$90,068	\$94,389	\$107,209	\$119,021	\$129,393
	MHP C	\$98,567	\$103,464	\$118,157	\$131,697	\$143,509
	MHP C	\$107,209	\$112,683	\$129,249	\$144,518	\$157,770
LOS ANGELES						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$55,227	\$56,092	\$58,252	\$60,269	\$62,142
		\$65,599	\$67,039	\$71,505	\$75,538	\$79,139
		\$75,826	\$78,131	\$84,757	\$90,807	\$96,137
		\$86,053	\$89,078	\$97,865	\$106,076	\$113,134
	MHP A	\$96,425	\$100,026	\$111,118	\$121,345	\$130,276
	MHP B	\$106,652	\$111,118	\$124,370	\$136,614	\$147,274
	MHP B	\$117,024	\$122,065	\$137,622	\$151,883	\$164,271
	MHP C	\$127,251	\$133,157	\$150,731	\$167,152	\$181,269
	MHP C	\$137,478	\$144,105	\$163,983	\$182,421	\$198,410
MADERA						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MARIN						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$43,973	\$44,981	\$48,006	\$50,743	\$53,192
		\$57,945	\$59,818	\$65,868	\$71,486	\$76,239
		\$71,918	\$74,799	\$83,874	\$92,228	\$99,431
		\$85,746	\$89,780	\$101,736	\$112,971	\$122,478
		\$99,719	\$104,761	\$119,741	\$133,714	\$145,670
		\$113,691	\$119,741	\$137,747	\$154,457	\$168,862
	MHP B	\$127,664	\$134,578	\$155,609	\$175,200	\$191,909
	MHP B	\$141,637	\$149,559	\$173,615	\$195,942	\$215,101
	MHP C	\$155,609	\$164,540	\$191,621	\$216,685	\$238,292
MARIPOSA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$37,635	\$38,211	\$39,939	\$41,380	\$42,676
		\$45,269	\$46,421	\$49,734	\$52,615	\$55,352
		\$52,904	\$54,632	\$59,530	\$63,995	\$68,028
	MHP A	\$60,538	\$62,699	\$69,325	\$75,375	\$80,561
	MHP B	\$68,317	\$70,909	\$79,264	\$86,755	\$93,237
	MHP C	\$75,951	\$79,120	\$89,059	\$98,134	\$105,913
	MHP C	\$83,586	\$87,331	\$98,855	\$109,370	\$118,589
	MHP C	\$91,220	\$95,542	\$108,650	\$120,750	\$131,265
	MHP C	\$98,855	\$103,752	\$118,589	\$132,130	\$143,941
MENDOCINO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,490	\$38,931	\$40,371	\$41,524
		\$43,829	\$44,837	\$47,862	\$50,599	\$52,904
	MHP A	\$50,743	\$52,327	\$56,793	\$60,826	\$64,427
	MHP B	\$57,657	\$59,674	\$65,580	\$71,053	\$75,807
	MHP B	\$64,571	\$67,020	\$74,511	\$81,425	\$87,331
	MHP C	\$71,486	\$74,511	\$83,442	\$91,652	\$98,711
	MHP C	\$78,400	\$81,857	\$92,372	\$101,880	\$110,234
	MHP C	\$85,314	\$89,347	\$101,159	\$112,107	\$121,614
	MHP C	\$92,228	\$96,694	\$110,090	\$122,478	\$133,138
MERCED						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MODOC						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850
MONO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$40,227	\$40,948	\$43,108	\$45,125	\$46,998
		\$50,455	\$52,039	\$56,361	\$60,394	\$63,995
		\$60,682	\$62,987	\$69,469	\$75,519	\$80,993
		\$70,909	\$73,934	\$82,577	\$90,788	\$97,846
	MHP A	\$81,281	\$84,882	\$95,830	\$106,057	\$114,844
	MHP B	\$91,508	\$95,830	\$108,938	\$121,182	\$131,841
	MHP B	\$101,736	\$106,921	\$122,190	\$136,451	\$148,839
	MHP C	\$111,963	\$117,869	\$135,299	\$151,576	\$165,693
	MHP C	\$122,190	\$128,816	\$148,407	\$166,845	\$182,690
MONTEREY						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,075	\$39,795	\$41,668	\$43,540	\$44,981
		\$48,150	\$49,446	\$53,336	\$56,937	\$60,106
		\$57,225	\$59,242	\$65,003	\$70,477	\$75,087
		\$66,300	\$68,893	\$76,671	\$83,874	\$90,068
	MHP A	\$75,375	\$78,688	\$88,339	\$97,414	\$105,193
	MHP B	\$84,450	\$88,339	\$100,007	\$110,811	\$120,174
	MHP C	\$93,525	\$98,134	\$111,675	\$124,351	\$135,299
	MHP C	\$102,600	\$107,786	\$123,343	\$137,747	\$150,279
	MHP C	\$111,675	\$117,581	\$135,010	\$151,288	\$165,260
NAPA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$40,371	\$41,092	\$43,396	\$45,413	\$47,286
		\$50,743	\$52,183	\$56,793	\$60,826	\$64,427
		\$61,114	\$63,419	\$70,189	\$76,239	\$81,713
		\$71,486	\$74,511	\$83,442	\$91,652	\$98,855
	MHP A	\$82,001	\$85,602	\$96,838	\$107,209	\$116,140
	MHP B	\$92,372	\$96,838	\$110,234	\$122,622	\$133,282
	MHP B	\$102,744	\$107,930	\$123,631	\$138,035	\$150,568
	MHP C	\$113,115	\$119,021	\$136,883	\$153,449	\$167,709
	MHP C	\$123,487	\$130,257	\$150,279	\$168,862	\$184,995

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
NEVADA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,075	\$39,795	\$41,812	\$43,540	\$45,125
		\$48,294	\$49,590	\$53,480	\$57,081	\$60,250
		\$57,369	\$59,386	\$65,292	\$70,621	\$75,375
		\$66,444	\$69,181	\$76,959	\$84,162	\$90,500
	MHP A	\$75,663	\$78,976	\$88,771	\$97,846	\$105,625
	MHP B	\$84,738	\$88,771	\$100,439	\$111,387	\$120,750
	MHP C	\$93,957	\$98,567	\$112,251	\$124,927	\$135,875
	MHP C	\$103,032	\$108,362	\$123,919	\$138,468	\$151,000
	MHP C	\$112,107	\$118,157	\$135,731	\$152,008	\$166,125
ORANGE						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$56,380	\$57,244	\$59,693	\$61,998	\$63,870
		\$67,759	\$69,488	\$74,242	\$78,851	\$82,740
		\$79,139	\$81,732	\$88,934	\$95,849	\$101,611
		\$90,519	\$93,832	\$103,483	\$112,702	\$120,481
	MHP A	\$102,043	\$106,076	\$118,176	\$129,556	\$139,351
	MHP B	\$113,422	\$118,320	\$132,869	\$146,553	\$158,221
	MHP B	\$124,802	\$130,564	\$147,418	\$163,407	\$177,091
	MHP C	\$136,182	\$142,664	\$162,110	\$180,404	\$195,962
	MHP C	\$147,562	\$154,908	\$176,803	\$197,258	\$214,832
PLACER						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,643	\$39,363	\$41,092	\$42,820	\$44,405
		\$47,286	\$48,582	\$52,327	\$55,640	\$58,665
		\$55,929	\$57,945	\$63,419	\$68,605	\$73,070
		\$64,571	\$67,164	\$74,511	\$81,425	\$87,331
	MHP A	\$73,358	\$76,383	\$85,746	\$94,245	\$101,736
	MHP B	\$82,001	\$85,746	\$96,838	\$107,209	\$116,140
	MHP C	\$90,644	\$94,965	\$108,074	\$120,030	\$130,401
	MHP C	\$99,287	\$104,328	\$119,165	\$132,850	\$144,806
	MHP C	\$107,930	\$113,547	\$130,257	\$145,814	\$159,210
PLUMAS						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$37,058	\$37,490	\$39,075	\$40,371	\$41,668
		\$43,973	\$44,981	\$48,006	\$50,743	\$53,192
	MHP A	\$51,031	\$52,471	\$56,937	\$61,114	\$64,715
	MHP B	\$57,945	\$59,962	\$65,868	\$71,486	\$76,239
	MHP B	\$65,003	\$67,452	\$74,943	\$81,857	\$87,907
	MHP C	\$71,918	\$74,943	\$83,874	\$92,228	\$99,431
	MHP C	\$78,976	\$82,433	\$92,805	\$102,600	\$110,955
	MHP C	\$85,890	\$89,924	\$101,736	\$112,971	\$122,478
	MHP C	\$92,949	\$97,414	\$110,811	\$123,343	\$134,146

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
RIVERSIDE						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$52,635	\$53,211	\$54,795	\$56,380	\$57,676
		\$60,269	\$61,421	\$64,734	\$67,759	\$70,352
		\$67,904	\$69,632	\$74,530	\$79,139	\$83,028
	MHP A	\$75,538	\$77,843	\$84,325	\$90,519	\$95,705
	MHP B	\$83,317	\$86,053	\$94,264	\$101,899	\$108,525
	MHP C	\$90,951	\$94,264	\$104,059	\$113,278	\$121,201
	MHP C	\$98,586	\$102,475	\$113,999	\$124,658	\$133,877
	MHP C	\$106,220	\$110,686	\$123,794	\$136,038	\$146,553
	MHP C	\$113,855	\$118,896	\$133,589	\$147,418	\$159,230
SACRAMENTO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$38,643	\$39,363	\$41,092	\$42,820	\$44,405
		\$47,286	\$48,582	\$52,327	\$55,640	\$58,665
		\$55,929	\$57,945	\$63,419	\$68,605	\$73,070
		\$64,571	\$67,164	\$74,511	\$81,425	\$87,331
	MHP A	\$73,358	\$76,383	\$85,746	\$94,245	\$101,736
	MHP B	\$82,001	\$85,746	\$96,838	\$107,209	\$116,140
	MHP C	\$90,644	\$94,965	\$108,074	\$120,030	\$130,401
	MHP C	\$99,287	\$104,328	\$119,165	\$132,850	\$144,806
	MHP C	\$107,930	\$113,547	\$130,257	\$145,814	\$159,210
SAN BENITO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,651	\$40,227	\$42,388	\$44,261	\$45,845
		\$49,158	\$50,599	\$54,632	\$58,521	\$61,834
		\$58,809	\$60,826	\$67,020	\$72,782	\$77,680
	MHP A	\$68,317	\$71,053	\$79,264	\$87,043	\$93,525
	MHP B	\$77,968	\$81,425	\$91,652	\$101,303	\$109,514
	MHP B	\$87,619	\$91,652	\$104,040	\$115,564	\$125,359
	MHP C	\$97,126	\$102,024	\$116,284	\$129,825	\$141,349
	MHP C	\$106,777	\$112,251	\$128,672	\$144,085	\$157,194
	MHP C	\$116,428	\$122,478	\$141,060	\$158,346	\$173,039
SAN BERNARDINO						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$52,635	\$53,211	\$54,795	\$56,380	\$57,676
		\$60,269	\$61,421	\$64,734	\$67,759	\$70,352
		\$67,904	\$69,632	\$74,530	\$79,139	\$83,028
	MHP A	\$75,538	\$77,843	\$84,325	\$90,519	\$95,705
	MHP B	\$83,317	\$86,053	\$94,264	\$101,899	\$108,525
	MHP C	\$90,951	\$94,264	\$104,059	\$113,278	\$121,201
	MHP C	\$98,586	\$102,475	\$113,999	\$124,658	\$133,877
	MHP C	\$106,220	\$110,686	\$123,794	\$136,038	\$146,553
	MHP C	\$113,855	\$118,896	\$133,589	\$147,418	\$159,230

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN DIEGO						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$54,939	\$55,660	\$57,820	\$59,837	\$61,565
		\$64,879	\$66,319	\$70,640	\$74,530	\$77,987
		\$74,818	\$76,979	\$83,461	\$89,367	\$94,552
		\$84,757	\$87,638	\$96,137	\$104,059	\$110,974
	MHP B	\$94,840	\$98,298	\$108,957	\$118,896	\$127,539
	MHP B	\$104,780	\$108,957	\$121,777	\$133,733	\$143,960
	MHP B	\$114,719	\$119,617	\$134,597	\$148,426	\$160,526
	MHP C	\$124,658	\$130,276	\$147,418	\$163,263	\$176,947
	MHP C	\$134,597	\$140,936	\$160,238	\$178,100	\$193,513
SAN FRANCISCO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$43,973	\$44,981	\$48,006	\$50,743	\$53,192
		\$57,945	\$59,818	\$65,868	\$71,486	\$76,239
		\$71,918	\$74,799	\$83,874	\$92,228	\$99,431
		\$85,746	\$89,780	\$101,736	\$112,971	\$122,478
		\$99,719	\$104,761	\$119,741	\$133,714	\$145,670
		\$113,691	\$119,741	\$137,747	\$154,457	\$168,862
	MHP B	\$127,664	\$134,578	\$155,609	\$175,200	\$191,909
	MHP B	\$141,637	\$149,559	\$173,615	\$195,942	\$215,101
	MHP C	\$155,609	\$164,540	\$191,621	\$216,685	\$238,292
SAN JOAQUIN						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$52,635	\$53,211	\$54,795	\$56,236	\$57,532
		\$60,125	\$61,277	\$64,446	\$67,471	\$70,064
		\$67,759	\$69,344	\$74,242	\$78,707	\$82,596
	MHP A	\$75,250	\$77,411	\$83,893	\$89,799	\$94,984
	MHP B	\$82,884	\$85,621	\$93,688	\$101,034	\$107,517
	MHP C	\$90,375	\$93,688	\$103,339	\$112,270	\$120,049
	MHP C	\$98,009	\$101,755	\$113,134	\$123,506	\$132,581
	MHP C	\$105,500	\$109,821	\$122,786	\$134,741	\$145,113
	MHP C	\$113,134	\$118,032	\$132,581	\$145,977	\$157,645
SAN LUIS OBISPO						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$54,507	\$55,083	\$57,244	\$59,117	\$60,701
		\$64,014	\$65,311	\$69,344	\$73,089	\$76,402
		\$73,521	\$75,394	\$81,588	\$87,206	\$92,103
	MHP A	\$82,884	\$85,621	\$93,688	\$101,322	\$107,805
	MHP B	\$92,392	\$95,849	\$105,932	\$115,439	\$123,650
	MHP B	\$101,899	\$105,932	\$118,176	\$129,556	\$139,351
	MHP C	\$111,406	\$116,159	\$130,276	\$143,528	\$155,052
	MHP C	\$120,913	\$126,243	\$142,520	\$157,645	\$170,753
	MHP C	\$130,420	\$136,470	\$154,764	\$171,762	\$186,454

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN MATEO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$43,973	\$44,981	\$48,006	\$50,743	\$53,192
		\$57,945	\$59,818	\$65,868	\$71,486	\$76,239
		\$71,918	\$74,799	\$83,874	\$92,228	\$99,431
		\$85,746	\$89,780	\$101,736	\$112,971	\$122,478
		\$99,719	\$104,761	\$119,741	\$133,714	\$145,670
		\$113,691	\$119,741	\$137,747	\$154,457	\$168,862
	MHP B	\$127,664	\$134,578	\$155,609	\$175,200	\$191,909
	MHP B	\$141,637	\$149,559	\$173,615	\$195,942	\$215,101
	MHP C	\$155,609	\$164,540	\$191,621	\$216,685	\$238,292
SANTA BARBARA						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$54,651	\$55,227	\$57,388	\$59,261	\$60,845
		\$64,158	\$65,455	\$69,632	\$73,377	\$76,690
		\$73,665	\$75,682	\$81,876	\$87,638	\$92,536
	MHP A	\$83,173	\$85,909	\$94,120	\$101,755	\$108,237
	MHP B	\$92,824	\$96,137	\$106,508	\$115,871	\$124,082
	MHP B	\$102,331	\$106,364	\$118,752	\$130,132	\$139,927
	MHP C	\$111,838	\$116,592	\$130,996	\$144,249	\$155,772
	MHP C	\$121,345	\$126,819	\$143,240	\$158,509	\$171,618
	MHP C	\$130,996	\$137,046	\$155,628	\$172,626	\$187,463
SANTA CLARA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$42,964	\$43,829	\$46,565	\$49,158	\$51,319
		\$55,784	\$57,513	\$63,131	\$68,173	\$72,638
		\$68,605	\$71,342	\$79,696	\$87,331	\$93,957
		\$81,425	\$85,026	\$96,118	\$106,345	\$115,132
		\$94,389	\$98,855	\$112,683	\$125,503	\$136,451
	MHP A	\$107,209	\$112,683	\$129,249	\$144,518	\$157,770
	MHP B	\$120,030	\$126,368	\$145,814	\$163,676	\$179,089
	MHP C	\$132,850	\$140,196	\$162,235	\$182,690	\$200,408
	MHP C	\$145,814	\$154,025	\$178,801	\$201,848	\$221,727
SANTA CRUZ						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$41,812	\$42,532	\$45,125	\$47,430	\$49,446
		\$53,480	\$55,064	\$60,250	\$64,859	\$68,893
		\$65,292	\$67,740	\$75,375	\$82,289	\$88,339
		\$76,959	\$80,273	\$90,356	\$99,719	\$107,786
		\$88,771	\$92,805	\$105,481	\$117,149	\$127,232
	MHP B	\$100,439	\$105,481	\$120,606	\$134,578	\$146,678
	MHP B	\$112,251	\$118,013	\$135,731	\$152,008	\$166,125
	MHP C	\$123,919	\$130,545	\$150,712	\$169,438	\$185,571
	MHP C	\$135,731	\$143,221	\$165,837	\$186,868	\$205,017

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SHASTA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$36,914	\$37,490	\$38,931	\$40,371	\$41,524
50% Income Level		\$43,829	\$44,837	\$47,862	\$50,599	\$52,904
45% Income Level	MHP A	\$50,743	\$52,327	\$56,793	\$60,826	\$64,427
40% Income Level	MHP B	\$57,657	\$59,674	\$65,580	\$71,053	\$75,807
35% Income Level	MHP B	\$64,571	\$67,020	\$74,511	\$81,425	\$87,331
30% Income Level	MHP C	\$71,486	\$74,511	\$83,442	\$91,652	\$98,711
25% Income Level	MHP C	\$78,400	\$81,857	\$92,372	\$101,880	\$110,234
20% Income Level	MHP C	\$85,314	\$89,347	\$101,159	\$112,107	\$121,614
15% Income Level	MHP C	\$92,228	\$96,694	\$110,090	\$122,478	\$133,138
SIERRA						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$38,499	\$39,075	\$40,948	\$42,532	\$43,973
50% Income Level		\$46,854	\$48,150	\$51,751	\$55,064	\$57,945
45% Income Level		\$55,352	\$57,081	\$62,555	\$67,596	\$71,918
40% Income Level	MHP A	\$63,707	\$66,156	\$73,358	\$79,984	\$85,746
35% Income Level	MHP B	\$72,206	\$75,231	\$84,306	\$92,517	\$99,719
30% Income Level	MHP B	\$80,561	\$84,162	\$95,109	\$105,049	\$113,691
25% Income Level	MHP C	\$89,059	\$93,237	\$105,913	\$117,581	\$127,664
20% Income Level	MHP C	\$97,414	\$102,312	\$116,716	\$130,113	\$141,637
15% Income Level	MHP C	\$105,913	\$111,243	\$127,664	\$142,645	\$155,609
SISKIYOU						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
50% Income Level		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
45% Income Level	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
40% Income Level	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
35% Income Level	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
30% Income Level	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
25% Income Level	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
20% Income Level	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
15% Income Level	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850
SOLANO						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$39,651	\$40,371	\$42,388	\$44,405	\$46,133
50% Income Level		\$49,302	\$50,743	\$54,920	\$58,809	\$62,123
45% Income Level		\$58,954	\$61,114	\$67,308	\$73,214	\$78,112
40% Income Level	MHP A	\$68,605	\$71,486	\$79,696	\$87,475	\$94,101
35% Income Level	MHP B	\$78,400	\$81,857	\$92,228	\$101,880	\$110,234
30% Income Level	MHP B	\$88,051	\$92,228	\$104,617	\$116,284	\$126,224
25% Income Level	MHP C	\$97,702	\$102,600	\$117,149	\$130,689	\$142,213
20% Income Level	MHP C	\$107,353	\$112,971	\$129,537	\$144,950	\$158,202
15% Income Level	MHP C	\$117,005	\$123,343	\$141,925	\$159,354	\$174,335

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SONOMA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,651	\$40,371	\$42,532	\$44,405	\$46,133
		\$49,446	\$50,887	\$54,920	\$58,809	\$62,123
		\$59,098	\$61,258	\$67,452	\$73,214	\$78,256
	MHP A	\$68,749	\$71,630	\$79,840	\$87,619	\$94,245
	MHP B	\$78,544	\$82,001	\$92,372	\$102,024	\$110,378
	MHP B	\$88,195	\$92,372	\$104,905	\$116,428	\$126,512
	MHP C	\$97,990	\$102,888	\$117,293	\$130,833	\$142,501
	MHP C	\$107,641	\$113,259	\$129,825	\$145,238	\$158,634
	MHP C	\$117,293	\$123,631	\$142,357	\$159,643	\$174,768
STANISLAUS						
		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
		\$52,058	\$52,635	\$54,075	\$55,515	\$56,812
		\$59,117	\$60,125	\$63,150	\$65,887	\$68,480
	MHP A	\$66,175	\$67,759	\$72,225	\$76,402	\$80,148
	MHP B	\$73,233	\$75,250	\$81,300	\$86,918	\$91,815
	MHP B	\$80,292	\$82,884	\$90,375	\$97,433	\$103,627
	MHP C	\$87,350	\$90,375	\$99,450	\$107,949	\$115,295
	MHP C	\$94,408	\$98,009	\$108,525	\$118,320	\$126,963
	MHP C	\$101,467	\$105,500	\$117,600	\$128,836	\$138,631
	MHP C	\$108,525	\$113,134	\$126,675	\$139,351	\$150,443
SUTTER						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850
TEHAMA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
TRINITY						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$36,914	\$37,346	\$38,931	\$40,371	\$41,524
50% Income Level		\$43,829	\$44,837	\$47,862	\$50,599	\$53,048
45% Income Level	MHP A	\$50,743	\$52,183	\$56,793	\$60,970	\$64,571
40% Income Level	MHP B	\$57,657	\$59,674	\$65,580	\$71,198	\$75,951
35% Income Level	MHP B	\$64,715	\$67,164	\$74,511	\$81,569	\$87,475
30% Income Level	MHP C	\$71,630	\$74,511	\$83,442	\$91,796	\$98,999
25% Income Level	MHP C	\$78,544	\$82,001	\$92,372	\$102,168	\$110,522
20% Income Level	MHP C	\$85,458	\$89,347	\$101,303	\$112,395	\$121,902
15% Income Level	MHP C	\$92,372	\$96,838	\$110,234	\$122,766	\$133,426
TULARE						
60% Income Level		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
55% Income Level		\$51,914	\$52,346	\$53,931	\$55,227	\$56,380
50% Income Level		\$58,829	\$59,693	\$62,718	\$65,455	\$67,904
45% Income Level	MHP A	\$65,743	\$67,183	\$71,649	\$75,682	\$79,283
40% Income Level	MHP B	\$72,513	\$74,530	\$80,436	\$85,909	\$90,663
35% Income Level	MHP B	\$79,427	\$81,876	\$89,367	\$96,281	\$102,187
30% Income Level	MHP C	\$86,342	\$89,367	\$98,298	\$106,508	\$113,567
25% Income Level	MHP C	\$93,256	\$96,713	\$107,084	\$116,736	\$125,090
20% Income Level	MHP C	\$100,170	\$104,059	\$116,015	\$126,963	\$136,470
15% Income Level	MHP C	\$107,084	\$111,550	\$124,946	\$137,190	\$147,850
TUOLUMNE						
60% Income Level		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
55% Income Level		\$38,067	\$38,499	\$40,227	\$41,812	\$43,252
50% Income Level		\$45,989	\$47,142	\$50,455	\$53,624	\$56,361
45% Income Level		\$53,912	\$55,640	\$60,682	\$65,436	\$69,613
40% Income Level	MHP A	\$61,834	\$64,139	\$70,909	\$77,248	\$82,721
35% Income Level	MHP B	\$69,901	\$72,638	\$81,137	\$89,059	\$95,974
30% Income Level	MHP B	\$77,824	\$81,137	\$91,364	\$100,871	\$109,082
25% Income Level	MHP C	\$85,746	\$89,780	\$101,592	\$112,683	\$122,334
20% Income Level	MHP C	\$93,669	\$98,278	\$111,819	\$124,495	\$135,443
15% Income Level	MHP C	\$101,736	\$106,777	\$122,046	\$136,307	\$148,695
VENTURA						
60% Income Level		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
55% Income Level		\$56,236	\$56,956	\$59,405	\$61,565	\$63,582
50% Income Level		\$67,327	\$69,056	\$73,809	\$78,131	\$82,020
45% Income Level		\$78,563	\$81,012	\$88,214	\$94,840	\$100,602
40% Income Level		\$89,655	\$92,968	\$102,475	\$111,406	\$119,040
35% Income Level		\$100,890	\$104,924	\$116,880	\$127,971	\$137,622
30% Income Level		\$112,126	\$116,880	\$131,284	\$144,681	\$156,205
25% Income Level		\$123,218	\$128,980	\$145,689	\$161,246	\$174,643
20% Income Level		\$134,453	\$140,936	\$160,094	\$177,812	\$193,225
15% Income Level		\$145,689	\$152,891	\$174,499	\$194,521	\$211,807

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits
MHP General Units (not for Supportive Housing)

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
YOLO						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$39,363	\$39,939	\$42,100	\$43,829	\$45,557
		\$48,726	\$50,023	\$54,056	\$57,657	\$60,970
		\$58,089	\$59,962	\$66,012	\$71,486	\$76,383
		\$67,308	\$69,901	\$77,968	\$85,314	\$91,796
	MHP A	\$76,671	\$79,984	\$90,068	\$99,287	\$107,353
	MHP B	\$86,034	\$89,924	\$102,024	\$113,115	\$122,766
	MHP C	\$95,397	\$100,007	\$113,980	\$126,944	\$138,180
	MHP C	\$104,617	\$109,946	\$125,936	\$140,772	\$153,593
	MHP C	\$113,980	\$119,886	\$138,035	\$154,601	\$169,150
YUBA						
		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
		\$36,914	\$37,346	\$38,931	\$40,227	\$41,380
		\$43,829	\$44,693	\$47,718	\$50,455	\$52,904
	MHP A	\$50,743	\$52,183	\$56,649	\$60,682	\$64,283
	MHP B	\$57,513	\$59,530	\$65,436	\$70,909	\$75,663
	MHP B	\$64,427	\$66,876	\$74,367	\$81,281	\$87,187
	MHP C	\$71,342	\$74,367	\$83,298	\$91,508	\$98,567
	MHP C	\$78,256	\$81,713	\$92,084	\$101,736	\$110,090
	MHP C	\$85,170	\$89,059	\$101,015	\$111,963	\$121,470
	MHP C	\$92,084	\$96,550	\$109,946	\$122,190	\$132,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
ALAMEDA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$96,383	\$99,696	\$109,636	\$118,855	\$126,921
35% Income Level		\$108,051	\$112,228	\$124,617	\$136,140	\$146,224
30% Income Level	MHP B	\$119,575	\$124,617	\$139,453	\$153,426	\$165,382
25% Income Level	MHP B	\$131,243	\$137,005	\$154,434	\$170,568	\$184,684
20% Income Level	MHP C	\$142,766	\$149,393	\$169,271	\$187,853	\$203,843
15% Income Level	MHP C	\$154,434	\$161,925	\$184,252	\$205,139	\$223,145
ALPINE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$91,198	\$94,078	\$102,865	\$111,076	\$118,134
35% Income Level	MHP A	\$101,569	\$105,170	\$116,118	\$126,489	\$135,276
30% Income Level	MHP B	\$111,796	\$116,118	\$129,370	\$141,758	\$152,274
25% Income Level	MHP B	\$122,168	\$127,209	\$142,622	\$157,027	\$169,415
20% Income Level	MHP C	\$132,395	\$138,157	\$155,875	\$172,296	\$186,413
15% Income Level	MHP C	\$142,766	\$149,249	\$169,127	\$187,565	\$203,410
AMADOR						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$86,444	\$89,037	\$96,815	\$104,162	\$110,356
35% Income Level	MHP A	\$95,663	\$98,832	\$108,627	\$117,702	\$125,481
30% Income Level	MHP B	\$104,738	\$108,627	\$120,295	\$131,243	\$140,606
25% Income Level	MHP C	\$113,957	\$118,422	\$132,107	\$144,783	\$155,731
20% Income Level	MHP C	\$123,032	\$128,218	\$143,775	\$158,324	\$170,856
15% Income Level	MHP C	\$132,107	\$138,013	\$155,443	\$171,864	\$185,981
BUTTE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
CALAVERAS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$85,292	\$87,740	\$95,375	\$102,433	\$108,483
35% Income Level	MHP A	\$94,223	\$97,248	\$106,755	\$115,542	\$123,176
30% Income Level	MHP B	\$103,009	\$106,755	\$118,134	\$128,650	\$137,725
25% Income Level	MHP C	\$111,796	\$116,118	\$129,514	\$141,758	\$152,418
20% Income Level	MHP C	\$120,583	\$125,625	\$140,750	\$154,866	\$166,966
15% Income Level	MHP C	\$129,514	\$135,132	\$152,130	\$167,975	\$181,659
COLUSA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$78,954	\$80,970	\$87,164	\$92,926	\$97,824
35% Income Level	MHP B	\$86,300	\$88,749	\$96,527	\$103,730	\$109,924
30% Income Level	MHP C	\$93,502	\$96,527	\$105,746	\$114,389	\$121,880
25% Income Level	MHP C	\$100,705	\$104,162	\$115,109	\$125,193	\$133,836
20% Income Level	MHP C	\$107,907	\$111,940	\$124,328	\$135,852	\$145,791
15% Income Level	MHP C	\$115,253	\$119,719	\$133,691	\$146,656	\$157,747
CONTRA COSTA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$96,383	\$99,696	\$109,636	\$118,855	\$126,921
35% Income Level		\$108,051	\$112,228	\$124,617	\$136,140	\$146,224
30% Income Level	MHP B	\$119,575	\$124,617	\$139,453	\$153,426	\$165,382
25% Income Level	MHP B	\$131,243	\$137,005	\$154,434	\$170,568	\$184,684
20% Income Level	MHP C	\$142,766	\$149,393	\$169,271	\$187,853	\$203,843
15% Income Level	MHP C	\$154,434	\$161,925	\$184,252	\$205,139	\$223,145
DEL NORTE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
EL DORADO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$84,571	\$87,164	\$94,511	\$101,425	\$107,331
35% Income Level	MHP A	\$93,358	\$96,383	\$105,746	\$114,245	\$121,736
30% Income Level	MHP B	\$102,001	\$105,746	\$116,838	\$127,209	\$136,140
25% Income Level	MHP C	\$110,644	\$114,965	\$128,074	\$140,030	\$150,401
20% Income Level	MHP C	\$119,287	\$124,328	\$139,165	\$152,850	\$164,806
15% Income Level	MHP C	\$127,930	\$133,547	\$150,257	\$165,814	\$179,210
FRESNO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
GLENN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850
HUMBOLDT						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$78,954	\$81,114	\$87,308	\$93,070	\$97,968
35% Income Level	MHP B	\$86,300	\$88,893	\$96,671	\$103,874	\$110,068
30% Income Level	MHP C	\$93,502	\$96,671	\$106,034	\$114,677	\$122,024
25% Income Level	MHP C	\$100,849	\$104,450	\$115,397	\$125,481	\$134,124
20% Income Level	MHP C	\$108,051	\$112,228	\$124,617	\$136,140	\$146,080
15% Income Level	MHP C	\$115,253	\$120,007	\$133,980	\$146,944	\$158,035

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
IMPERIAL						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
INYO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$84,715	\$87,308	\$94,655	\$101,713	\$107,619
35% Income Level	MHP A	\$93,502	\$96,671	\$105,890	\$114,677	\$122,168
30% Income Level	MHP B	\$102,145	\$105,890	\$117,126	\$127,641	\$136,572
25% Income Level	MHP C	\$110,932	\$115,253	\$128,218	\$140,606	\$150,977
20% Income Level	MHP C	\$119,575	\$124,617	\$139,453	\$153,426	\$165,382
15% Income Level	MHP C	\$128,218	\$133,836	\$150,689	\$166,390	\$179,787
KERN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
KINGS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
LAKE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850
LASSEN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$84,283	\$86,732	\$94,078	\$100,849	\$106,755
35% Income Level	MHP B	\$92,926	\$95,951	\$105,170	\$113,525	\$121,015
30% Income Level	MHP B	\$101,425	\$105,170	\$116,118	\$126,345	\$135,132
25% Income Level	MHP C	\$110,068	\$114,389	\$127,209	\$139,021	\$149,393
20% Income Level	MHP C	\$118,567	\$123,464	\$138,157	\$151,697	\$163,509
15% Income Level	MHP C	\$127,209	\$132,683	\$149,249	\$164,518	\$177,770
LOS ANGELES						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,053	\$109,078	\$117,865	\$126,076	\$133,134
35% Income Level	MHP A	\$116,425	\$120,026	\$131,118	\$141,345	\$150,276
30% Income Level	MHP B	\$126,652	\$131,118	\$144,370	\$156,614	\$167,274
25% Income Level	MHP B	\$137,024	\$142,065	\$157,622	\$171,883	\$184,271
20% Income Level	MHP C	\$147,251	\$153,157	\$170,731	\$187,152	\$201,269
15% Income Level	MHP C	\$157,478	\$164,105	\$183,983	\$202,421	\$218,410
MADERA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH 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		\$105,746	\$109,780	\$121,736	\$132,971	\$142,478
35% Income Level		\$119,719	\$124,761	\$139,741	\$153,714	\$165,670
30% Income Level		\$133,691	\$139,741	\$157,747	\$174,457	\$188,862
25% Income Level	MHP B	\$147,664	\$154,578	\$175,609	\$195,200	\$211,909
20% Income Level	MHP B	\$161,637	\$169,559	\$193,615	\$215,942	\$235,101
15% Income Level	MHP C	\$175,609	\$184,540	\$211,621	\$236,685	\$258,292
MARIPOSA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$80,538	\$82,699	\$89,325	\$95,375	\$100,561
35% Income Level	MHP B	\$88,317	\$90,909	\$99,264	\$106,755	\$113,237
30% Income Level	MHP C	\$95,951	\$99,120	\$109,059	\$118,134	\$125,913
25% Income Level	MHP C	\$103,586	\$107,331	\$118,855	\$129,370	\$138,589
20% Income Level	MHP C	\$111,220	\$115,542	\$128,650	\$140,750	\$151,265
15% Income Level	MHP C	\$118,855	\$123,752	\$138,589	\$152,130	\$163,941
MENDOCINO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,657	\$79,674	\$85,580	\$91,053	\$95,807
35% Income Level	MHP B	\$84,571	\$87,020	\$94,511	\$101,425	\$107,331
30% Income Level	MHP C	\$91,486	\$94,511	\$103,442	\$111,652	\$118,711
25% Income Level	MHP C	\$98,400	\$101,857	\$112,372	\$121,880	\$130,234
20% Income Level	MHP C	\$105,314	\$109,347	\$121,159	\$132,107	\$141,614
15% Income Level	MHP C	\$112,228	\$116,694	\$130,090	\$142,478	\$153,138
MERCED						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MODOC						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850
MONO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$90,909	\$93,934	\$102,577	\$110,788	\$117,846
35% Income Level	MHP A	\$101,281	\$104,882	\$115,830	\$126,057	\$134,844
30% Income Level	MHP B	\$111,508	\$115,830	\$128,938	\$141,182	\$151,841
25% Income Level	MHP B	\$121,736	\$126,921	\$142,190	\$156,451	\$168,839
20% Income Level	MHP C	\$131,963	\$137,869	\$155,299	\$171,576	\$185,693
15% Income Level	MHP C	\$142,190	\$148,816	\$168,407	\$186,845	\$202,690
MONTEREY						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$86,300	\$88,893	\$96,671	\$103,874	\$110,068
35% Income Level	MHP A	\$95,375	\$98,688	\$108,339	\$117,414	\$125,193
30% Income Level	MHP B	\$104,450	\$108,339	\$120,007	\$130,811	\$140,174
25% Income Level	MHP C	\$113,525	\$118,134	\$131,675	\$144,351	\$155,299
20% Income Level	MHP C	\$122,600	\$127,786	\$143,343	\$157,747	\$170,279
15% Income Level	MHP C	\$131,675	\$137,581	\$155,010	\$171,288	\$185,260
NAPA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$91,486	\$94,511	\$103,442	\$111,652	\$118,855
35% Income Level	MHP A	\$102,001	\$105,602	\$116,838	\$127,209	\$136,140
30% Income Level	MHP B	\$112,372	\$116,838	\$130,234	\$142,622	\$153,282
25% Income Level	MHP B	\$122,744	\$127,930	\$143,631	\$158,035	\$170,568
20% Income Level	MHP C	\$133,115	\$139,021	\$156,883	\$173,449	\$187,709
15% Income Level	MHP C	\$143,487	\$150,257	\$170,279	\$188,862	\$204,995

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$86,444	\$89,181	\$96,959	\$104,162	\$110,500
35% Income Level	MHP A	\$95,663	\$98,976	\$108,771	\$117,846	\$125,625
30% Income Level	MHP B	\$104,738	\$108,771	\$120,439	\$131,387	\$140,750
25% Income Level	MHP C	\$113,957	\$118,567	\$132,251	\$144,927	\$155,875
20% Income Level	MHP C	\$123,032	\$128,362	\$143,919	\$158,468	\$171,000
15% Income Level	MHP C	\$132,107	\$138,157	\$155,731	\$172,008	\$186,125
ORANGE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$110,519	\$113,832	\$123,483	\$132,702	\$140,481
35% Income Level	MHP A	\$122,043	\$126,076	\$138,176	\$149,556	\$159,351
30% Income Level	MHP B	\$133,422	\$138,320	\$152,869	\$166,553	\$178,221
25% Income Level	MHP B	\$144,802	\$150,564	\$167,418	\$183,407	\$197,091
20% Income Level	MHP C	\$156,182	\$162,664	\$182,110	\$200,404	\$215,962
15% Income Level	MHP C	\$167,562	\$174,908	\$196,803	\$217,258	\$234,832
PLACER						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$84,571	\$87,164	\$94,511	\$101,425	\$107,331
35% Income Level	MHP A	\$93,358	\$96,383	\$105,746	\$114,245	\$121,736
30% Income Level	MHP B	\$102,001	\$105,746	\$116,838	\$127,209	\$136,140
25% Income Level	MHP C	\$110,644	\$114,965	\$128,074	\$140,030	\$150,401
20% Income Level	MHP C	\$119,287	\$124,328	\$139,165	\$152,850	\$164,806
15% Income Level	MHP C	\$127,930	\$133,547	\$150,257	\$165,814	\$179,210
PLUMAS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,945	\$79,962	\$85,868	\$91,486	\$96,239
35% Income Level	MHP B	\$85,003	\$87,452	\$94,943	\$101,857	\$107,907
30% Income Level	MHP C	\$91,918	\$94,943	\$103,874	\$112,228	\$119,431
25% Income Level	MHP C	\$98,976	\$102,433	\$112,805	\$122,600	\$130,955
20% Income Level	MHP C	\$105,890	\$109,924	\$121,736	\$132,971	\$142,478
15% Income Level	MHP C	\$112,949	\$117,414	\$130,811	\$143,343	\$154,146

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
RIVERSIDE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$95,538	\$97,843	\$104,325	\$110,519	\$115,705
35% Income Level	MHP B	\$103,317	\$106,053	\$114,264	\$121,899	\$128,525
30% Income Level	MHP C	\$110,951	\$114,264	\$124,059	\$133,278	\$141,201
25% Income Level	MHP C	\$118,586	\$122,475	\$133,999	\$144,658	\$153,877
20% Income Level	MHP C	\$126,220	\$130,686	\$143,794	\$156,038	\$166,553
15% Income Level	MHP C	\$133,855	\$138,896	\$153,589	\$167,418	\$179,230
SACRAMENTO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$84,571	\$87,164	\$94,511	\$101,425	\$107,331
35% Income Level	MHP A	\$93,358	\$96,383	\$105,746	\$114,245	\$121,736
30% Income Level	MHP B	\$102,001	\$105,746	\$116,838	\$127,209	\$136,140
25% Income Level	MHP C	\$110,644	\$114,965	\$128,074	\$140,030	\$150,401
20% Income Level	MHP C	\$119,287	\$124,328	\$139,165	\$152,850	\$164,806
15% Income Level	MHP C	\$127,930	\$133,547	\$150,257	\$165,814	\$179,210
SAN BENITO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$88,317	\$91,053	\$99,264	\$107,043	\$113,525
35% Income Level	MHP B	\$97,968	\$101,425	\$111,652	\$121,303	\$129,514
30% Income Level	MHP B	\$107,619	\$111,652	\$124,040	\$135,564	\$145,359
25% Income Level	MHP C	\$117,126	\$122,024	\$136,284	\$149,825	\$161,349
20% Income Level	MHP C	\$126,777	\$132,251	\$148,672	\$164,085	\$177,194
15% Income Level	MHP C	\$136,428	\$142,478	\$161,060	\$178,346	\$193,039
SAN BERNARDINO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$95,538	\$97,843	\$104,325	\$110,519	\$115,705
35% Income Level	MHP B	\$103,317	\$106,053	\$114,264	\$121,899	\$128,525
30% Income Level	MHP C	\$110,951	\$114,264	\$124,059	\$133,278	\$141,201
25% Income Level	MHP C	\$118,586	\$122,475	\$133,999	\$144,658	\$153,877
20% Income Level	MHP C	\$126,220	\$130,686	\$143,794	\$156,038	\$166,553
15% Income Level	MHP C	\$133,855	\$138,896	\$153,589	\$167,418	\$179,230

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN DIEGO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$104,757	\$107,638	\$116,137	\$124,059	\$130,974
35% Income Level	MHP B	\$114,840	\$118,298	\$128,957	\$138,896	\$147,539
30% Income Level	MHP B	\$124,780	\$128,957	\$141,777	\$153,733	\$163,960
25% Income Level	MHP B	\$134,719	\$139,617	\$154,597	\$168,426	\$180,526
20% Income Level	MHP C	\$144,658	\$150,276	\$167,418	\$183,263	\$196,947
15% Income Level	MHP C	\$154,597	\$160,936	\$180,238	\$198,100	\$213,513
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$105,746	\$109,780	\$121,736	\$132,971	\$142,478
35% Income Level		\$119,719	\$124,761	\$139,741	\$153,714	\$165,670
30% Income Level		\$133,691	\$139,741	\$157,747	\$174,457	\$188,862
25% Income Level	MHP B	\$147,664	\$154,578	\$175,609	\$195,200	\$211,909
20% Income Level	MHP B	\$161,637	\$169,559	\$193,615	\$215,942	\$235,101
15% Income Level	MHP C	\$175,609	\$184,540	\$211,621	\$236,685	\$258,292
SAN JOAQUIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$95,250	\$97,411	\$103,893	\$109,799	\$114,984
35% Income Level	MHP B	\$102,884	\$105,621	\$113,688	\$121,034	\$127,517
30% Income Level	MHP C	\$110,375	\$113,688	\$123,339	\$132,270	\$140,049
25% Income Level	MHP C	\$118,009	\$121,755	\$133,134	\$143,506	\$152,581
20% Income Level	MHP C	\$125,500	\$129,821	\$142,786	\$154,741	\$165,113
15% Income Level	MHP C	\$133,134	\$138,032	\$152,581	\$165,977	\$177,645
SAN LUIS OBISPO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$102,884	\$105,621	\$113,688	\$121,322	\$127,805
35% Income Level	MHP B	\$112,392	\$115,849	\$125,932	\$135,439	\$143,650
30% Income Level	MHP B	\$121,899	\$125,932	\$138,176	\$149,556	\$159,351
25% Income Level	MHP C	\$131,406	\$136,159	\$150,276	\$163,528	\$175,052
20% Income Level	MHP C	\$140,913	\$146,243	\$162,520	\$177,645	\$190,753
15% Income Level	MHP C	\$150,420	\$156,470	\$174,764	\$191,762	\$206,454

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$105,746	\$109,780	\$121,736	\$132,971	\$142,478
35% Income Level		\$119,719	\$124,761	\$139,741	\$153,714	\$165,670
30% Income Level		\$133,691	\$139,741	\$157,747	\$174,457	\$188,862
25% Income Level	MHP B	\$147,664	\$154,578	\$175,609	\$195,200	\$211,909
20% Income Level	MHP B	\$161,637	\$169,559	\$193,615	\$215,942	\$235,101
15% Income Level	MHP C	\$175,609	\$184,540	\$211,621	\$236,685	\$258,292
SANTA BARBARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$103,173	\$105,909	\$114,120	\$121,755	\$128,237
35% Income Level	MHP B	\$112,824	\$116,137	\$126,508	\$135,871	\$144,082
30% Income Level	MHP B	\$122,331	\$126,364	\$138,752	\$150,132	\$159,927
25% Income Level	MHP C	\$131,838	\$136,592	\$150,996	\$164,249	\$175,772
20% Income Level	MHP C	\$141,345	\$146,819	\$163,240	\$178,509	\$191,618
15% Income Level	MHP C	\$150,996	\$157,046	\$175,628	\$192,626	\$207,463
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,425	\$105,026	\$116,118	\$126,345	\$135,132
35% Income Level		\$114,389	\$118,855	\$132,683	\$145,503	\$156,451
30% Income Level	MHP A	\$127,209	\$132,683	\$149,249	\$164,518	\$177,770
25% Income Level	MHP B	\$140,030	\$146,368	\$165,814	\$183,676	\$199,089
20% Income Level	MHP C	\$152,850	\$160,196	\$182,235	\$202,690	\$220,408
15% Income Level	MHP C	\$165,814	\$174,025	\$198,801	\$221,848	\$241,727
SANTA CRUZ						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$96,959	\$100,273	\$110,356	\$119,719	\$127,786
35% Income Level		\$108,771	\$112,805	\$125,481	\$137,149	\$147,232
30% Income Level	MHP B	\$120,439	\$125,481	\$140,606	\$154,578	\$166,678
25% Income Level	MHP B	\$132,251	\$138,013	\$155,731	\$172,008	\$186,125
20% Income Level	MHP C	\$143,919	\$150,545	\$170,712	\$189,438	\$205,571
15% Income Level	MHP C	\$155,731	\$163,221	\$185,837	\$206,868	\$225,017

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SHASTA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,657	\$79,674	\$85,580	\$91,053	\$95,807
35% Income Level	MHP B	\$84,571	\$87,020	\$94,511	\$101,425	\$107,331
30% Income Level	MHP C	\$91,486	\$94,511	\$103,442	\$111,652	\$118,711
25% Income Level	MHP C	\$98,400	\$101,857	\$112,372	\$121,880	\$130,234
20% Income Level	MHP C	\$105,314	\$109,347	\$121,159	\$132,107	\$141,614
15% Income Level	MHP C	\$112,228	\$116,694	\$130,090	\$142,478	\$153,138
SIERRA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$83,707	\$86,156	\$93,358	\$99,984	\$105,746
35% Income Level	MHP B	\$92,206	\$95,231	\$104,306	\$112,517	\$119,719
30% Income Level	MHP B	\$100,561	\$104,162	\$115,109	\$125,049	\$133,691
25% Income Level	MHP C	\$109,059	\$113,237	\$125,913	\$137,581	\$147,664
20% Income Level	MHP C	\$117,414	\$122,312	\$136,716	\$150,113	\$161,637
15% Income Level	MHP C	\$125,913	\$131,243	\$147,664	\$162,645	\$175,609
SISKIYOU						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$88,605	\$91,486	\$99,696	\$107,475	\$114,101
35% Income Level	MHP B	\$98,400	\$101,857	\$112,228	\$121,880	\$130,234
30% Income Level	MHP B	\$108,051	\$112,228	\$124,617	\$136,284	\$146,224
25% Income Level	MHP C	\$117,702	\$122,600	\$137,149	\$150,689	\$162,213
20% Income Level	MHP C	\$127,353	\$132,971	\$149,537	\$164,950	\$178,202
15% Income Level	MHP C	\$137,005	\$143,343	\$161,925	\$179,354	\$194,335

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SONOMA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$88,749	\$91,630	\$99,840	\$107,619	\$114,245
35% Income Level	MHP B	\$98,544	\$102,001	\$112,372	\$122,024	\$130,378
30% Income Level	MHP B	\$108,195	\$112,372	\$124,905	\$136,428	\$146,512
25% Income Level	MHP C	\$117,990	\$122,888	\$137,293	\$150,833	\$162,501
20% Income Level	MHP C	\$127,641	\$133,259	\$149,825	\$165,238	\$178,634
15% Income Level	MHP C	\$137,293	\$143,631	\$162,357	\$179,643	\$194,768
STANISLAUS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$93,233	\$95,250	\$101,300	\$106,918	\$111,815
35% Income Level	MHP B	\$100,292	\$102,884	\$110,375	\$117,433	\$123,627
30% Income Level	MHP C	\$107,350	\$110,375	\$119,450	\$127,949	\$135,295
25% Income Level	MHP C	\$114,408	\$118,009	\$128,525	\$138,320	\$146,963
20% Income Level	MHP C	\$121,467	\$125,500	\$137,600	\$148,836	\$158,631
15% Income Level	MHP C	\$128,525	\$133,134	\$146,675	\$159,351	\$170,443
SUTTER						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850
TEHAMA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
TRINITY						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,657	\$79,674	\$85,580	\$91,198	\$95,951
35% Income Level	MHP B	\$84,715	\$87,164	\$94,511	\$101,569	\$107,475
30% Income Level	MHP C	\$91,630	\$94,511	\$103,442	\$111,796	\$118,999
25% Income Level	MHP C	\$98,544	\$102,001	\$112,372	\$122,168	\$130,522
20% Income Level	MHP C	\$105,458	\$109,347	\$121,303	\$132,395	\$141,902
15% Income Level	MHP C	\$112,372	\$116,838	\$130,234	\$142,766	\$153,426
TULARE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
TUOLUMNE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$81,834	\$84,139	\$90,909	\$97,248	\$102,721
35% Income Level	MHP B	\$89,901	\$92,638	\$101,137	\$109,059	\$115,974
30% Income Level	MHP B	\$97,824	\$101,137	\$111,364	\$120,871	\$129,082
25% Income Level	MHP C	\$105,746	\$109,780	\$121,592	\$132,683	\$142,334
20% Income Level	MHP C	\$113,669	\$118,278	\$131,819	\$144,495	\$155,443
15% Income Level	MHP C	\$121,736	\$126,777	\$142,046	\$156,307	\$168,695
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$109,655	\$112,968	\$122,475	\$131,406	\$139,040
35% Income Level	MHP A	\$120,890	\$124,924	\$136,880	\$147,971	\$157,622
30% Income Level	MHP B	\$132,126	\$136,880	\$151,284	\$164,681	\$176,205
25% Income Level	MHP B	\$143,218	\$148,980	\$165,689	\$181,246	\$194,643
20% Income Level	MHP C	\$154,453	\$160,936	\$180,094	\$197,812	\$213,225
15% Income Level	MHP C	\$165,689	\$172,891	\$194,499	\$214,521	\$231,807

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart A)
9% Tax Credits - GHI, HY & SH Units At-Risk of Homelessness

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
YOLO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$87,308	\$89,901	\$97,968	\$105,314	\$111,796
35% Income Level	MHP A	\$96,671	\$99,984	\$110,068	\$119,287	\$127,353
30% Income Level	MHP B	\$106,034	\$109,924	\$122,024	\$133,115	\$142,766
25% Income Level	MHP C	\$115,397	\$120,007	\$133,980	\$146,944	\$158,180
20% Income Level	MHP C	\$124,617	\$129,946	\$145,936	\$160,772	\$173,593
15% Income Level	MHP C	\$133,980	\$139,886	\$158,035	\$174,601	\$189,150
YUBA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$77,513	\$79,530	\$85,436	\$90,909	\$95,663
35% Income Level	MHP B	\$84,427	\$86,876	\$94,367	\$101,281	\$107,187
30% Income Level	MHP C	\$91,342	\$94,367	\$103,298	\$111,508	\$118,567
25% Income Level	MHP C	\$98,256	\$101,713	\$112,084	\$121,736	\$130,090
20% Income Level	MHP C	\$105,170	\$109,059	\$121,015	\$131,963	\$141,470
15% Income Level	MHP C	\$112,084	\$116,550	\$129,946	\$142,190	\$152,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
ALAMEDA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$111,383	\$114,696	\$124,636	\$133,855	\$141,921
35% Income Level		\$123,051	\$127,228	\$139,617	\$151,140	\$161,224
30% Income Level	MHP B	\$134,575	\$139,617	\$154,453	\$168,426	\$180,382
25% Income Level	MHP B	\$146,243	\$152,005	\$169,434	\$185,568	\$199,684
20% Income Level	MHP C	\$157,766	\$164,393	\$184,271	\$202,853	\$218,843
15% Income Level	MHP C	\$169,434	\$176,925	\$199,252	\$220,139	\$238,145
ALPINE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,198	\$109,078	\$117,865	\$126,076	\$133,134
35% Income Level	MHP A	\$116,569	\$120,170	\$131,118	\$141,489	\$150,276
30% Income Level	MHP B	\$126,796	\$131,118	\$144,370	\$156,758	\$167,274
25% Income Level	MHP B	\$137,168	\$142,209	\$157,622	\$172,027	\$184,415
20% Income Level	MHP C	\$147,395	\$153,157	\$170,875	\$187,296	\$201,413
15% Income Level	MHP C	\$157,766	\$164,249	\$184,127	\$202,565	\$218,410
AMADOR						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,444	\$104,037	\$111,815	\$119,162	\$125,356
35% Income Level	MHP A	\$110,663	\$113,832	\$123,627	\$132,702	\$140,481
30% Income Level	MHP B	\$119,738	\$123,627	\$135,295	\$146,243	\$155,606
25% Income Level	MHP C	\$128,957	\$133,422	\$147,107	\$159,783	\$170,731
20% Income Level	MHP C	\$138,032	\$143,218	\$158,775	\$173,324	\$185,856
15% Income Level	MHP C	\$147,107	\$153,013	\$170,443	\$186,864	\$200,981
BUTTE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
CALAVERAS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$100,292	\$102,740	\$110,375	\$117,433	\$123,483
35% Income Level	MHP A	\$109,223	\$112,248	\$121,755	\$130,542	\$138,176
30% Income Level	MHP B	\$118,009	\$121,755	\$133,134	\$143,650	\$152,725
25% Income Level	MHP C	\$126,796	\$131,118	\$144,514	\$156,758	\$167,418
20% Income Level	MHP C	\$135,583	\$140,625	\$155,750	\$169,866	\$181,966
15% Income Level	MHP C	\$144,514	\$150,132	\$167,130	\$182,975	\$196,659
COLUSA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$93,954	\$95,970	\$102,164	\$107,926	\$112,824
35% Income Level	MHP B	\$101,300	\$103,749	\$111,527	\$118,730	\$124,924
30% Income Level	MHP C	\$108,502	\$111,527	\$120,746	\$129,389	\$136,880
25% Income Level	MHP C	\$115,705	\$119,162	\$130,109	\$140,193	\$148,836
20% Income Level	MHP C	\$122,907	\$126,940	\$139,328	\$150,852	\$160,791
15% Income Level	MHP C	\$130,253	\$134,719	\$148,691	\$161,656	\$172,747
CONTRA COSTA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$111,383	\$114,696	\$124,636	\$133,855	\$141,921
35% Income Level		\$123,051	\$127,228	\$139,617	\$151,140	\$161,224
30% Income Level	MHP B	\$134,575	\$139,617	\$154,453	\$168,426	\$180,382
25% Income Level	MHP B	\$146,243	\$152,005	\$169,434	\$185,568	\$199,684
20% Income Level	MHP C	\$157,766	\$164,393	\$184,271	\$202,853	\$218,843
15% Income Level	MHP C	\$169,434	\$176,925	\$199,252	\$220,139	\$238,145
DEL NORTE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
EL DORADO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$99,571	\$102,164	\$109,511	\$116,425	\$122,331
35% Income Level	MHP A	\$108,358	\$111,383	\$120,746	\$129,245	\$136,736
30% Income Level	MHP B	\$117,001	\$120,746	\$131,838	\$142,209	\$151,140
25% Income Level	MHP C	\$125,644	\$129,965	\$143,074	\$155,030	\$165,401
20% Income Level	MHP C	\$134,287	\$139,328	\$154,165	\$167,850	\$179,806
15% Income Level	MHP C	\$142,930	\$148,547	\$165,257	\$180,814	\$194,210
FRESNO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850
GLENN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
HUMBOLDT						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$93,954	\$96,114	\$102,308	\$108,070	\$112,968
35% Income Level	MHP B	\$101,300	\$103,893	\$111,671	\$118,874	\$125,068
30% Income Level	MHP C	\$108,502	\$111,671	\$121,034	\$129,677	\$137,024
25% Income Level	MHP C	\$115,849	\$119,450	\$130,397	\$140,481	\$149,124
20% Income Level	MHP C	\$123,051	\$127,228	\$139,617	\$151,140	\$161,080
15% Income Level	MHP C	\$130,253	\$135,007	\$148,980	\$161,944	\$173,035

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
IMPERIAL						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850
INYO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$99,715	\$102,308	\$109,655	\$116,713	\$122,619
35% Income Level	MHP A	\$108,502	\$111,671	\$120,890	\$129,677	\$137,168
30% Income Level	MHP B	\$117,145	\$120,890	\$132,126	\$142,641	\$151,572
25% Income Level	MHP C	\$125,932	\$130,253	\$143,218	\$155,606	\$165,977
20% Income Level	MHP C	\$134,575	\$139,617	\$154,453	\$168,426	\$180,382
15% Income Level	MHP C	\$143,218	\$148,836	\$165,689	\$181,390	\$194,787
KERN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850
KINGS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
LAKE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
LASSEN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$99,283	\$101,732	\$109,078	\$115,849	\$121,755
35% Income Level	MHP B	\$107,926	\$110,951	\$120,170	\$128,525	\$136,015
30% Income Level	MHP B	\$116,425	\$120,170	\$131,118	\$141,345	\$150,132
25% Income Level	MHP C	\$125,068	\$129,389	\$142,209	\$154,021	\$164,393
20% Income Level	MHP C	\$133,567	\$138,464	\$153,157	\$166,697	\$178,509
15% Income Level	MHP C	\$142,209	\$147,683	\$164,249	\$179,518	\$192,770
LOS ANGELES						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$121,053	\$124,078	\$132,865	\$141,076	\$148,134
35% Income Level	MHP A	\$131,425	\$135,026	\$146,118	\$156,345	\$165,276
30% Income Level	MHP B	\$141,652	\$146,118	\$159,370	\$171,614	\$182,274
25% Income Level	MHP B	\$152,024	\$157,065	\$172,622	\$186,883	\$199,271
20% Income Level	MHP C	\$162,251	\$168,157	\$185,731	\$202,152	\$216,269
15% Income Level	MHP C	\$172,478	\$179,105	\$198,983	\$217,421	\$233,410
MADERA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "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		\$120,746	\$124,780	\$136,736	\$147,971	\$157,478
35% Income Level		\$134,719	\$139,761	\$154,741	\$168,714	\$180,670
30% Income Level		\$148,691	\$154,741	\$172,747	\$189,457	\$203,862
25% Income Level	MHP B	\$162,664	\$169,578	\$190,609	\$210,200	\$226,909
20% Income Level	MHP B	\$176,637	\$184,559	\$208,615	\$230,942	\$250,101
15% Income Level	MHP C	\$190,609	\$199,540	\$226,621	\$251,685	\$273,292
MARIPOSA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$95,538	\$97,699	\$104,325	\$110,375	\$115,561
35% Income Level	MHP B	\$103,317	\$105,909	\$114,264	\$121,755	\$128,237
30% Income Level	MHP C	\$110,951	\$114,120	\$124,059	\$133,134	\$140,913
25% Income Level	MHP C	\$118,586	\$122,331	\$133,855	\$144,370	\$153,589
20% Income Level	MHP C	\$126,220	\$130,542	\$143,650	\$155,750	\$166,265
15% Income Level	MHP C	\$133,855	\$138,752	\$153,589	\$167,130	\$178,941
MENDOCINO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,657	\$94,674	\$100,580	\$106,053	\$110,807
35% Income Level	MHP B	\$99,571	\$102,020	\$109,511	\$116,425	\$122,331
30% Income Level	MHP C	\$106,486	\$109,511	\$118,442	\$126,652	\$133,711
25% Income Level	MHP C	\$113,400	\$116,857	\$127,372	\$136,880	\$145,234
20% Income Level	MHP C	\$120,314	\$124,347	\$136,159	\$147,107	\$156,614
15% Income Level	MHP C	\$127,228	\$131,694	\$145,090	\$157,478	\$168,138
MERCED						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
MODOC						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
MONO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$105,909	\$108,934	\$117,577	\$125,788	\$132,846
35% Income Level	MHP A	\$116,281	\$119,882	\$130,830	\$141,057	\$149,844
30% Income Level	MHP B	\$126,508	\$130,830	\$143,938	\$156,182	\$166,841
25% Income Level	MHP B	\$136,736	\$141,921	\$157,190	\$171,451	\$183,839
20% Income Level	MHP C	\$146,963	\$152,869	\$170,299	\$186,576	\$200,693
15% Income Level	MHP C	\$157,190	\$163,816	\$183,407	\$201,845	\$217,690
MONTEREY						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,300	\$103,893	\$111,671	\$118,874	\$125,068
35% Income Level	MHP A	\$110,375	\$113,688	\$123,339	\$132,414	\$140,193
30% Income Level	MHP B	\$119,450	\$123,339	\$135,007	\$145,811	\$155,174
25% Income Level	MHP C	\$128,525	\$133,134	\$146,675	\$159,351	\$170,299
20% Income Level	MHP C	\$137,600	\$142,786	\$158,343	\$172,747	\$185,279
15% Income Level	MHP C	\$146,675	\$152,581	\$170,010	\$186,288	\$200,260
NAPA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$106,486	\$109,511	\$118,442	\$126,652	\$133,855
35% Income Level	MHP A	\$117,001	\$120,602	\$131,838	\$142,209	\$151,140
30% Income Level	MHP B	\$127,372	\$131,838	\$145,234	\$157,622	\$168,282
25% Income Level	MHP B	\$137,744	\$142,930	\$158,631	\$173,035	\$185,568
20% Income Level	MHP C	\$148,115	\$154,021	\$171,883	\$188,449	\$202,709
15% Income Level	MHP C	\$158,487	\$165,257	\$185,279	\$203,862	\$219,995

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
NEVADA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$101,444	\$104,181	\$111,959	\$119,162	\$125,500
35% Income Level	MHP A	\$110,663	\$113,976	\$123,771	\$132,846	\$140,625
30% Income Level	MHP B	\$119,738	\$123,771	\$135,439	\$146,387	\$155,750
25% Income Level	MHP C	\$128,957	\$133,567	\$147,251	\$159,927	\$170,875
20% Income Level	MHP C	\$138,032	\$143,362	\$158,919	\$173,468	\$186,000
15% Income Level	MHP C	\$147,107	\$153,157	\$170,731	\$187,008	\$201,125
ORANGE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$125,519	\$128,832	\$138,483	\$147,702	\$155,481
35% Income Level	MHP A	\$137,043	\$141,076	\$153,176	\$164,556	\$174,351
30% Income Level	MHP B	\$148,422	\$153,320	\$167,869	\$181,553	\$193,221
25% Income Level	MHP B	\$159,802	\$165,564	\$182,418	\$198,407	\$212,091
20% Income Level	MHP C	\$171,182	\$177,664	\$197,110	\$215,404	\$230,962
15% Income Level	MHP C	\$182,562	\$189,908	\$211,803	\$232,258	\$249,832
PLACER						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$99,571	\$102,164	\$109,511	\$116,425	\$122,331
35% Income Level	MHP A	\$108,358	\$111,383	\$120,746	\$129,245	\$136,736
30% Income Level	MHP B	\$117,001	\$120,746	\$131,838	\$142,209	\$151,140
25% Income Level	MHP C	\$125,644	\$129,965	\$143,074	\$155,030	\$165,401
20% Income Level	MHP C	\$134,287	\$139,328	\$154,165	\$167,850	\$179,806
15% Income Level	MHP C	\$142,930	\$148,547	\$165,257	\$180,814	\$194,210
PLUMAS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,945	\$94,962	\$100,868	\$106,486	\$111,239
35% Income Level	MHP B	\$100,003	\$102,452	\$109,943	\$116,857	\$122,907
30% Income Level	MHP C	\$106,918	\$109,943	\$118,874	\$127,228	\$134,431
25% Income Level	MHP C	\$113,976	\$117,433	\$127,805	\$137,600	\$145,955
20% Income Level	MHP C	\$120,890	\$124,924	\$136,736	\$147,971	\$157,478
15% Income Level	MHP C	\$127,949	\$132,414	\$145,811	\$158,343	\$169,146

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
RIVERSIDE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$110,538	\$112,843	\$119,325	\$125,519	\$130,705
35% Income Level	MHP B	\$118,317	\$121,053	\$129,264	\$136,899	\$143,525
30% Income Level	MHP C	\$125,951	\$129,264	\$139,059	\$148,278	\$156,201
25% Income Level	MHP C	\$133,586	\$137,475	\$148,999	\$159,658	\$168,877
20% Income Level	MHP C	\$141,220	\$145,686	\$158,794	\$171,038	\$181,553
15% Income Level	MHP C	\$148,855	\$153,896	\$168,589	\$182,418	\$194,230
SACRAMENTO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$99,571	\$102,164	\$109,511	\$116,425	\$122,331
35% Income Level	MHP A	\$108,358	\$111,383	\$120,746	\$129,245	\$136,736
30% Income Level	MHP B	\$117,001	\$120,746	\$131,838	\$142,209	\$151,140
25% Income Level	MHP C	\$125,644	\$129,965	\$143,074	\$155,030	\$165,401
20% Income Level	MHP C	\$134,287	\$139,328	\$154,165	\$167,850	\$179,806
15% Income Level	MHP C	\$142,930	\$148,547	\$165,257	\$180,814	\$194,210
SAN BENITO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$103,317	\$106,053	\$114,264	\$122,043	\$128,525
35% Income Level	MHP B	\$112,968	\$116,425	\$126,652	\$136,303	\$144,514
30% Income Level	MHP B	\$122,619	\$126,652	\$139,040	\$150,564	\$160,359
25% Income Level	MHP C	\$132,126	\$137,024	\$151,284	\$164,825	\$176,349
20% Income Level	MHP C	\$141,777	\$147,251	\$163,672	\$179,085	\$192,194
15% Income Level	MHP C	\$151,428	\$157,478	\$176,060	\$193,346	\$208,039
SAN BERNARDINO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$110,538	\$112,843	\$119,325	\$125,519	\$130,705
35% Income Level	MHP B	\$118,317	\$121,053	\$129,264	\$136,899	\$143,525
30% Income Level	MHP C	\$125,951	\$129,264	\$139,059	\$148,278	\$156,201
25% Income Level	MHP C	\$133,586	\$137,475	\$148,999	\$159,658	\$168,877
20% Income Level	MHP C	\$141,220	\$145,686	\$158,794	\$171,038	\$181,553
15% Income Level	MHP C	\$148,855	\$153,896	\$168,589	\$182,418	\$194,230

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 <u>Non-HERA</u> Per Unit Loan Limits (Chart B)						
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN DIEGO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$119,757	\$122,638	\$131,137	\$139,059	\$145,974
35% Income Level	MHP B	\$129,840	\$133,298	\$143,957	\$153,896	\$162,539
30% Income Level	MHP B	\$139,780	\$143,957	\$156,777	\$168,733	\$178,960
25% Income Level	MHP B	\$149,719	\$154,617	\$169,597	\$183,426	\$195,526
20% Income Level	MHP C	\$159,658	\$165,276	\$182,418	\$198,263	\$211,947
15% Income Level	MHP C	\$169,597	\$175,936	\$195,238	\$213,100	\$228,513
SAN FRANCISCO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$120,746	\$124,780	\$136,736	\$147,971	\$157,478
35% Income Level		\$134,719	\$139,761	\$154,741	\$168,714	\$180,670
30% Income Level		\$148,691	\$154,741	\$172,747	\$189,457	\$203,862
25% Income Level	MHP B	\$162,664	\$169,578	\$190,609	\$210,200	\$226,909
20% Income Level	MHP B	\$176,637	\$184,559	\$208,615	\$230,942	\$250,101
15% Income Level	MHP C	\$190,609	\$199,540	\$226,621	\$251,685	\$273,292
SAN JOAQUIN						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$110,250	\$112,411	\$118,893	\$124,799	\$129,984
35% Income Level	MHP B	\$117,884	\$120,621	\$128,688	\$136,034	\$142,517
30% Income Level	MHP C	\$125,375	\$128,688	\$138,339	\$147,270	\$155,049
25% Income Level	MHP C	\$133,009	\$136,755	\$148,134	\$158,506	\$167,581
20% Income Level	MHP C	\$140,500	\$144,821	\$157,786	\$169,741	\$180,113
15% Income Level	MHP C	\$148,134	\$153,032	\$167,581	\$180,977	\$192,645
SAN LUIS OBISPO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$117,884	\$120,621	\$128,688	\$136,322	\$142,805
35% Income Level	MHP B	\$127,392	\$130,849	\$140,932	\$150,439	\$158,650
30% Income Level	MHP B	\$136,899	\$140,932	\$153,176	\$164,556	\$174,351
25% Income Level	MHP C	\$146,406	\$151,159	\$165,276	\$178,528	\$190,052
20% Income Level	MHP C	\$155,913	\$161,243	\$177,520	\$192,645	\$205,753
15% Income Level	MHP C	\$165,420	\$171,470	\$189,764	\$206,762	\$221,454

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 <u>Non-HERA</u> Per Unit Loan Limits (Chart B)						
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"						
County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SAN MATEO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$120,746	\$124,780	\$136,736	\$147,971	\$157,478
35% Income Level		\$134,719	\$139,761	\$154,741	\$168,714	\$180,670
30% Income Level		\$148,691	\$154,741	\$172,747	\$189,457	\$203,862
25% Income Level	MHP B	\$162,664	\$169,578	\$190,609	\$210,200	\$226,909
20% Income Level	MHP B	\$176,637	\$184,559	\$208,615	\$230,942	\$250,101
15% Income Level	MHP C	\$190,609	\$199,540	\$226,621	\$251,685	\$273,292
SANTA BARBARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$118,173	\$120,909	\$129,120	\$136,755	\$143,237
35% Income Level	MHP B	\$127,824	\$131,137	\$141,508	\$150,871	\$159,082
30% Income Level	MHP B	\$137,331	\$141,364	\$153,752	\$165,132	\$174,927
25% Income Level	MHP C	\$146,838	\$151,592	\$165,996	\$179,249	\$190,772
20% Income Level	MHP C	\$156,345	\$161,819	\$178,240	\$193,509	\$206,618
15% Income Level	MHP C	\$165,996	\$172,046	\$190,628	\$207,626	\$222,463
SANTA CLARA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$116,425	\$120,026	\$131,118	\$141,345	\$150,132
35% Income Level		\$129,389	\$133,855	\$147,683	\$160,503	\$171,451
30% Income Level	MHP A	\$142,209	\$147,683	\$164,249	\$179,518	\$192,770
25% Income Level	MHP B	\$155,030	\$161,368	\$180,814	\$198,676	\$214,089
20% Income Level	MHP C	\$167,850	\$175,196	\$197,235	\$217,690	\$235,408
15% Income Level	MHP C	\$180,814	\$189,025	\$213,801	\$236,848	\$256,727
SANTA CRUZ						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$111,959	\$115,273	\$125,356	\$134,719	\$142,786
35% Income Level		\$123,771	\$127,805	\$140,481	\$152,149	\$162,232
30% Income Level	MHP B	\$135,439	\$140,481	\$155,606	\$169,578	\$181,678
25% Income Level	MHP B	\$147,251	\$153,013	\$170,731	\$187,008	\$201,125
20% Income Level	MHP C	\$158,919	\$165,545	\$185,712	\$204,438	\$220,571
15% Income Level	MHP C	\$170,731	\$178,221	\$200,837	\$221,868	\$240,017

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SHASTA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,657	\$94,674	\$100,580	\$106,053	\$110,807
35% Income Level	MHP B	\$99,571	\$102,020	\$109,511	\$116,425	\$122,331
30% Income Level	MHP C	\$106,486	\$109,511	\$118,442	\$126,652	\$133,711
25% Income Level	MHP C	\$113,400	\$116,857	\$127,372	\$136,880	\$145,234
20% Income Level	MHP C	\$120,314	\$124,347	\$136,159	\$147,107	\$156,614
15% Income Level	MHP C	\$127,228	\$131,694	\$145,090	\$157,478	\$168,138
SIERRA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$98,707	\$101,156	\$108,358	\$114,984	\$120,746
35% Income Level	MHP B	\$107,206	\$110,231	\$119,306	\$127,517	\$134,719
30% Income Level	MHP B	\$115,561	\$119,162	\$130,109	\$140,049	\$148,691
25% Income Level	MHP C	\$124,059	\$128,237	\$140,913	\$152,581	\$162,664
20% Income Level	MHP C	\$132,414	\$137,312	\$151,716	\$165,113	\$176,637
15% Income Level	MHP C	\$140,913	\$146,243	\$162,664	\$177,645	\$190,609
SISKIYOU						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
SOLANO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$103,605	\$106,486	\$114,696	\$122,475	\$129,101
35% Income Level	MHP B	\$113,400	\$116,857	\$127,228	\$136,880	\$145,234
30% Income Level	MHP B	\$123,051	\$127,228	\$139,617	\$151,284	\$161,224
25% Income Level	MHP C	\$132,702	\$137,600	\$152,149	\$165,689	\$177,213
20% Income Level	MHP C	\$142,353	\$147,971	\$164,537	\$179,950	\$193,202
15% Income Level	MHP C	\$152,005	\$158,343	\$176,925	\$194,354	\$209,335

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
SONOMA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$103,749	\$106,630	\$114,840	\$122,619	\$129,245
35% Income Level	MHP B	\$113,544	\$117,001	\$127,372	\$137,024	\$145,378
30% Income Level	MHP B	\$123,195	\$127,372	\$139,905	\$151,428	\$161,512
25% Income Level	MHP C	\$132,990	\$137,888	\$152,293	\$165,833	\$177,501
20% Income Level	MHP C	\$142,641	\$148,259	\$164,825	\$180,238	\$193,634
15% Income Level	MHP C	\$152,293	\$158,631	\$177,357	\$194,643	\$209,768
STANISLAUS						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$108,233	\$110,250	\$116,300	\$121,918	\$126,815
35% Income Level	MHP B	\$115,292	\$117,884	\$125,375	\$132,433	\$138,627
30% Income Level	MHP C	\$122,350	\$125,375	\$134,450	\$142,949	\$150,295
25% Income Level	MHP C	\$129,408	\$133,009	\$143,525	\$153,320	\$161,963
20% Income Level	MHP C	\$136,467	\$140,500	\$152,600	\$163,836	\$173,631
15% Income Level	MHP C	\$143,525	\$148,134	\$161,675	\$174,351	\$185,443
SUTTER						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850
TEHAMA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
TRINITY						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,657	\$94,674	\$100,580	\$106,198	\$110,951
35% Income Level	MHP B	\$99,715	\$102,164	\$109,511	\$116,569	\$122,475
30% Income Level	MHP C	\$106,630	\$109,511	\$118,442	\$126,796	\$133,999
25% Income Level	MHP C	\$113,544	\$117,001	\$127,372	\$137,168	\$145,522
20% Income Level	MHP C	\$120,458	\$124,347	\$136,303	\$147,395	\$156,902
15% Income Level	MHP C	\$127,372	\$131,838	\$145,234	\$157,766	\$168,426
TULARE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$107,513	\$109,530	\$115,436	\$120,909	\$125,663
35% Income Level	MHP B	\$114,427	\$116,876	\$124,367	\$131,281	\$137,187
30% Income Level	MHP C	\$121,342	\$124,367	\$133,298	\$141,508	\$148,567
25% Income Level	MHP C	\$128,256	\$131,713	\$142,084	\$151,736	\$160,090
20% Income Level	MHP C	\$135,170	\$139,059	\$151,015	\$161,963	\$171,470
15% Income Level	MHP C	\$142,084	\$146,550	\$159,946	\$172,190	\$182,850
TUOLUMNE						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level	MHP A	\$96,834	\$99,139	\$105,909	\$112,248	\$117,721
35% Income Level	MHP B	\$104,901	\$107,638	\$116,137	\$124,059	\$130,974
30% Income Level	MHP B	\$112,824	\$116,137	\$126,364	\$135,871	\$144,082
25% Income Level	MHP C	\$120,746	\$124,780	\$136,592	\$147,683	\$157,334
20% Income Level	MHP C	\$128,669	\$133,278	\$146,819	\$159,495	\$170,443
15% Income Level	MHP C	\$136,736	\$141,777	\$157,046	\$171,307	\$183,695
VENTURA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$124,655	\$127,968	\$137,475	\$146,406	\$154,040
35% Income Level	MHP A	\$135,890	\$139,924	\$151,880	\$162,971	\$172,622
30% Income Level	MHP B	\$147,126	\$151,880	\$166,284	\$179,681	\$191,205
25% Income Level	MHP B	\$158,218	\$163,980	\$180,689	\$196,246	\$209,643
20% Income Level	MHP C	\$169,453	\$175,936	\$195,094	\$212,812	\$228,225
15% Income Level	MHP C	\$180,689	\$187,891	\$209,499	\$229,521	\$246,807

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.

Multifamily Housing Program - 2014 Non-HERA Per Unit Loan Limits (Chart B)
Without 9% Tax Credits - GHI, HY & SH "Homeless Units"

County	Level*	Efficiency	1 BR	2 BR	3 BR	4+ BR
YOLO						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level						
40% Income Level		\$102,308	\$104,901	\$112,968	\$120,314	\$126,796
35% Income Level	MHP A	\$111,671	\$114,984	\$125,068	\$134,287	\$142,353
30% Income Level	MHP B	\$121,034	\$124,924	\$137,024	\$148,115	\$157,766
25% Income Level	MHP C	\$130,397	\$135,007	\$148,980	\$161,944	\$173,180
20% Income Level	MHP C	\$139,617	\$144,946	\$160,936	\$175,772	\$188,593
15% Income Level	MHP C	\$148,980	\$154,886	\$173,035	\$189,601	\$204,150
YUBA						
60% Income Level						
55% Income Level						
50% Income Level						
45% Income Level	MHP A					
40% Income Level	MHP B	\$92,513	\$94,530	\$100,436	\$105,909	\$110,663
35% Income Level	MHP B	\$99,427	\$101,876	\$109,367	\$116,281	\$122,187
30% Income Level	MHP C	\$106,342	\$109,367	\$118,298	\$126,508	\$133,567
25% Income Level	MHP C	\$113,256	\$116,713	\$127,084	\$136,736	\$145,090
20% Income Level	MHP C	\$120,170	\$124,059	\$136,015	\$146,963	\$156,470
15% Income Level	MHP C	\$127,084	\$131,550	\$144,946	\$157,190	\$167,850

*Where an income level is both MHP A and B, only MHP B shows since it has a higher scoring factor.
 HUD Limits; Median Income per HUD Notice PDR-2014-01 12/18/13.