2025 Nevada Attainable Housing Account Multifamily Income Limits*

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Carson City	$92,700	120	$78,600	$89,760	$101,040	$112,200	$121,200	$130,200	$139,200	$148,200
		100	$65,500	$74,800	$84,200	$93,500	$101,000	$108,500	$116,000	$123,500
		80	$52,400	$59,840	$67,360	$74,800	$80,800	$86,800	$92,800	$98,800
		70	$45,850	$52,360	$58,940	$65,450	$70,700	$75,950	$81,200	$86,450
		65	$42,575	$48,620	$54,730	$60,775	$65,650	$70,525	$75,400	$80,275
		60	$39,300	$44,880	$50,520	$56,100	$60,600	$65,100	$69,600	$74,100
		55	$36,025	$41,140	$46,310	$51,425	$55,550	$59,675	$63,800	$67,925
		50	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
		45	$29,475	$33,660	$37,890	$42,075	$45,450	$48,825	$52,200	$55,575
		40	$26,200	$29,920	$33,680	$37,400	$40,400	$43,400	$46,400	$49,400
		35	$22,925	$26,180	$29,470	$32,725	$35,350	$37,975	$40,600	$43,225
		30	$19,650	$22,440	$25,260	$28,050	$30,300	$32,550	$34,800	$37,050

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**Note that projects with low-income housing tax credit (LIHTC) funding are subject to federal income limit guidance per IRC §42.

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Churchill	$101,900	120	$85,680	$97,920	$110,160	$122,280	$132,120	$141,960	$151,680	$161,520
		100	$71,400	$81,600	$91,800	$101,900	$110,100	$118,300	$126,400	$134,600
		80	$57,120	$65,280	$73,440	$81,520	$88,080	$94,640	$101,120	$107,680
		70	$49,980	$57,120	$64,260	$71,330	$77,070	$82,810	$88,480	$94,220
		65	$46,410	$53,040	$59,670	$66,235	$71,565	$76,895	$82,160	$87,490
		60	$42,840	$48,960	$55,080	$61,140	$66,060	$70,980	$75,840	$80,760
		55	$39,270	$44,880	$50,490	$56,045	$60,555	$65,065	$69,520	$74,030
		50	$35,700	$40,800	$45,900	$50,950	$55,050	$59,150	$63,200	$67,300
		45	$32,130	$36,720	$41,310	$45,855	$49,545	$53,235	$56,880	$60,570
		40	$28,560	$32,640	$36,720	$40,760	$44,040	$47,320	$50,560	$53,840
		35	$24,990	$28,560	$32,130	$35,665	$38,535	$41,405	$44,240	$47,110
		30	$21,420	$24,480	$27,540	$30,570	$33,030	$35,490	$37,920	$40,380

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**Note that projects with low-income housing tax credit (LIHTC) funding are subject to federal income limit guidance per IRC §42.

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Clark	$94,900	120	$85,680	$97,920	$110,160	$122,400	$132,240	$142,080	$151,800	$161,640
		100	$71,400	$81,600	$91,800	$102,000	$110,200	$118,400	$126,500	$134,700
		80	$57,120	$65,280	$73,440	$81,600	$88,160	$94,720	$101,200	$107,760
		70	$49,980	$57,120	$64,260	$71,400	$77,140	$82,880	$88,550	$94,290
		65	$46,410	$53,040	$59,670	$66,300	$71,630	$76,960	$82,225	$87,555
		60	$42,840	$48,960	$55,080	$61,200	$66,120	$71,040	$75,900	$80,820
		55	$39,270	$44,880	$50,490	$56,100	$60,610	$65,120	$69,575	$74,085
		50	$35,700	$40,800	$45,900	$51,000	$55,100	$59,200	$63,250	$67,350
		45	$32,130	$36,720	$41,310	$45,900	$49,590	$53,280	$56,925	$60,615
		40	$28,560	$32,640	$36,720	$40,800	$44,080	$47,360	$50,600	$53,880
		35	$24,990	$28,560	$32,130	$35,700	$38,570	$41,440	$44,275	$47,145
		30	$21,420	$24,480	$27,540	$30,600	$33,060	$35,520	$37,950	$40,410

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Douglas	$108,800	120	$91,440	$104,520	$117,600	$130,560	$141,120	$151,560	$162,000	$172,440
		100	$76,200	$87,100	$98,000	$108,800	$117,600	$126,300	$135,000	$143,700
		80	$60,960	$69,680	$78,400	$87,040	$94,080	$101,040	$108,000	$114,960
		70	$53,340	$60,970	$68,600	$76,160	$82,320	$88,410	$94,500	$100,590
		65	$49,530	$56,615	$63,700	$70,720	$76,440	$82,095	$87,750	$93,405
		60	$45,720	$52,260	$58,800	$65,280	$70,560	$75,780	$81,000	$86,220
		55	$41,910	$47,905	$53,900	$59,840	$64,680	$69,465	$74,250	$79,035
		50	$38,100	$43,550	$49,000	$54,400	$58,800	$63,150	$67,500	$71,850
		45	$34,290	$39,195	$44,100	$48,960	$52,920	$56,835	$60,750	$64,665
		40	$30,480	$34,840	$39,200	$43,520	$47,040	$50,520	$54,000	$57,480
		35	$26,670	$30,485	$34,300	$38,080	$41,160	$44,205	$47,250	$50,295
		30	$22,860	$26,130	$29,400	$32,640	$35,280	$37,890	$40,500	$43,110

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Elko	$110,300	120	$92,760	$105,960	$119,160	$132,360	$143,040	$153,600	$164,160	$174,720
		100	$77,300	$88,300	$99,300	$110,300	$119,200	$128,000	$136,800	$145,600
		80	$61,840	$70,640	$79,440	$88,240	$95,360	$102,400	$109,440	$116,480
		70	$54,110	$61,810	$69,510	$77,210	$83,440	$89,600	$95,760	$101,920
		65	$50,245	$57,395	$64,545	$71,695	$77,480	$83,200	$88,920	$94,640
		60	$46,380	$52,980	$59,580	$66,180	$71,520	$76,800	$82,080	$87,360
		55	$42,515	$48,565	$54,615	$60,665	$65,560	$70,400	$75,240	$80,080
		50	$38,650	$44,150	$49,650	$55,150	$59,600	$64,000	$68,400	$72,800
		45	$34,785	$39,735	$44,685	$49,635	$53,640	$57,600	$61,560	$65,520
		40	$30,920	$35,320	$39,720	$44,120	$47,680	$51,200	$54,720	$58,240
		35	$27,055	$30,905	$34,755	$38,605	$41,720	$44,800	$47,880	$50,960
		30	$23,190	$26,490	$29,790	$33,090	$35,760	$38,400	$41,040	$43,680

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Esmeralda	$105,900	120	$87,000	$99,360	$111,840	$124,200	$134,160	$144,120	$154,080	$164,040
		100	$72,500	$82,800	$93,200	$103,500	$111,800	$120,100	$128,400	$136,700
		80	$58,000	$66,240	$74,560	$82,800	$89,440	$96,080	$102,720	$109,360
		70	$50,750	$57,960	$65,240	$72,450	$78,260	$84,070	$89,880	$95,690
		65	$47,125	$53,820	$60,580	$67,275	$72,670	$78,065	$83,460	$88,855
		60	$43,500	$49,680	$55,920	$62,100	$67,080	$72,060	$77,040	$82,020
		55	$39,875	$45,540	$51,260	$56,925	$61,490	$66,055	$70,620	$75,185
		50	$36,250	$41,400	$46,600	$51,750	$55,900	$60,050	$64,200	$68,350
		45	$32,625	$37,260	$41,940	$46,575	$50,310	$54,045	$57,780	$61,515
		40	$29,000	$33,120	$37,280	$41,400	$44,720	$48,040	$51,360	$54,680
		35	$25,375	$28,980	$32,620	$36,225	$39,130	$42,035	$44,940	$47,845
		30	$21,750	$24,840	$27,960	$31,050	$33,540	$36,030	$38,520	$41,010

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Eureka	$80,500	120	$78,600	$89,760	$101,040	$112,200	$121,200	$130,200	$139,200	$148,200
		100	$65,500	$74,800	$84,200	$93,500	$101,000	$108,500	$116,000	$123,500
		80	$52,400	$59,840	$67,360	$74,800	$80,800	$86,800	$92,800	$98,800
		70	$45,850	$52,360	$58,940	$65,450	$70,700	$75,950	$81,200	$86,450
		65	$42,575	$48,620	$54,730	$60,775	$65,650	$70,525	$75,400	$80,275
		60	$39,300	$44,880	$50,520	$56,100	$60,600	$65,100	$69,600	$74,100
		55	$36,025	$41,140	$46,310	$51,425	$55,550	$59,675	$63,800	$67,925
		50	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
		45	$29,475	$33,660	$37,890	$42,075	$45,450	$48,825	$52,200	$55,575
		40	$26,200	$29,920	$33,680	$37,400	$40,400	$43,400	$46,400	$49,400
		35	$22,925	$26,180	$29,470	$32,725	$35,350	$37,975	$40,600	$43,225
		30	$19,650	$22,440	$25,260	$28,050	$30,300	$32,550	$34,800	$37,050

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Humboldt	$97,500	120	$81,960	$93,600	$105,360	$117,000	$126,360	$135,720	$145,080	$154,440
		100	$68,300	$78,000	$87,800	$97,500	$105,300	$113,100	$120,900	$128,700
		80	$54,640	$62,400	$70,240	$78,000	$84,240	$90,480	$96,720	$102,960
		70	$47,810	$54,600	$61,460	$68,250	$73,710	$79,170	$84,630	$90,090
		65	$44,395	$50,700	$57,070	$63,375	$68,445	$73,515	$78,585	$83,655
		60	$40,980	$46,800	$52,680	$58,500	$63,180	$67,860	$72,540	$77,220
		55	$37,565	$42,900	$48,290	$53,625	$57,915	$62,205	$66,495	$70,785
		50	$34,150	$39,000	$43,900	$48,750	$52,650	$56,550	$60,450	$64,350
		45	$30,735	$35,100	$39,510	$43,875	$47,385	$50,895	$54,405	$57,915
		40	$27,320	$31,200	$35,120	$39,000	$42,120	$45,240	$48,360	$51,480
		35	$23,905	$27,300	$30,730	$34,125	$36,855	$39,585	$42,315	$45,045
		30	$20,490	$23,400	$26,340	$29,250	$31,590	$33,930	$36,270	$38,610

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Lander	$107,600	120	$90,480	$103,320	$116,280	$129,120	$139,560	$149,880	$160,200	$170,520
		100	$75,400	$86,100	$96,900	$107,600	$116,300	$124,900	$133,500	$142,100
		80	$60,320	$68,880	$77,520	$86,080	$93,040	$99,920	$106,800	$113,680
		70	$52,780	$60,270	$67,830	$75,320	$81,410	$87,430	$93,450	$99,470
		65	$49,010	$55,965	$62,985	$69,940	$75,595	$81,185	$86,775	$92,365
		60	$45,240	$51,660	$58,140	$64,560	$69,780	$74,940	$80,100	$85,260
		55	$41,470	$47,355	$53,295	$59,180	$63,965	$68,695	$73,425	$78,155
		50	$37,700	$43,050	$48,450	$53,800	$58,150	$62,450	$66,750	$71,050
		45	$33,930	$38,745	$43,605	$48,420	$52,335	$56,205	$60,075	$63,945
		40	$30,160	$34,440	$38,760	$43,040	$46,520	$49,960	$53,400	$56,840
		35	$26,390	$30,135	$33,915	$37,660	$40,705	$43,715	$46,725	$49,735
		30	$22,620	$25,830	$29,070	$32,280	$34,890	$37,470	$40,050	$42,630

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Lincoln	$95,300	120	$80,160	$91,560	$102,960	$114,360	$123,600	$132,720	$141,840	$150,960
		100	$66,800	$76,300	$85,800	$95,300	$103,000	$110,600	$118,200	$125,800
		80	$53,440	$61,040	$68,640	$76,240	$82,400	$88,480	$94,560	$100,640
		70	$46,760	$53,410	$60,060	$66,710	$72,100	$77,420	$82,740	$88,060
		65	$43,420	$49,595	$55,770	$61,945	$66,950	$71,890	$76,830	$81,770
		60	$40,080	$45,780	$51,480	$57,180	$61,800	$66,360	$70,920	$75,480
		55	$36,740	$41,965	$47,190	$52,415	$56,650	$60,830	$65,010	$69,190
		50	$33,400	$38,150	$42,900	$47,650	$51,500	$55,300	$59,100	$62,900
		45	$30,060	$34,335	$38,610	$42,885	$46,350	$49,770	$53,190	$56,610
		40	$26,720	$30,520	$34,320	$38,120	$41,200	$44,240	$47,280	$50,320
		35	$23,380	$26,705	$30,030	$33,355	$36,050	$38,710	$41,370	$44,030
		30	$20,040	$22,890	$25,740	$28,590	$30,900	$33,180	$35,460	$37,740

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			1	2	3	4	5	6	7	8
Lyon	$94,600	120	$79,560	$90,840	$102,240	$113,520	$122,640	$131,760	$140,880	$149,880
		100	$66,300	$75,700	$85,200	$94,600	$102,200	$109,800	$117,400	$124,900
		80	$53,040	$60,560	$68,160	$75,680	$81,760	$87,840	$93,920	$99,920
		70	$46,410	$52,990	$59,640	$66,220	$71,540	$76,860	$82,180	$87,430
		65	$43,095	$49,205	$55,380	$61,490	$66,430	$71,370	$76,310	$81,185
		60	$39,780	$45,420	$51,120	$56,760	$61,320	$65,880	$70,440	$74,940
		55	$36,465	$41,635	$46,860	$52,030	$56,210	$60,390	$64,570	$68,695
		50	$33,150	$37,850	$42,600	$47,300	$51,100	$54,900	$58,700	$62,450
		45	$29,835	$34,065	$38,340	$42,570	$45,990	$49,410	$52,830	$56,205
		40	$26,520	$30,280	$34,080	$37,840	$40,880	$43,920	$46,960	$49,960
		35	$23,205	$26,495	$29,820	$33,110	$35,770	$38,430	$41,090	$43,715
		30	$19,890	$22,710	$25,560	$28,380	$30,660	$32,940	$35,220	$37,470

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			1	2	3	4	5	6	7	8
Mineral	$64,100	120	$78,600	$89,760	$101,040	$112,200	$121,200	$130,200	$139,200	$148,200
		100	$65,500	$74,800	$84,200	$93,500	$101,000	$108,500	$116,000	$123,500
		80	$52,400	$59,840	$67,360	$74,800	$80,800	$86,800	$92,800	$98,800
		70	$45,850	$52,360	$58,940	$65,450	$70,700	$75,950	$81,200	$86,450
		65	$42,575	$48,620	$54,730	$60,775	$65,650	$70,525	$75,400	$80,275
		60	$39,300	$44,880	$50,520	$56,100	$60,600	$65,100	$69,600	$74,100
		55	$36,025	$41,140	$46,310	$51,425	$55,550	$59,675	$63,800	$67,925
		50	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
		45	$29,475	$33,660	$37,890	$42,075	$45,450	$48,825	$52,200	$55,575
		40	$26,200	$29,920	$33,680	$37,400	$40,400	$43,400	$46,400	$49,400
		35	$22,925	$26,180	$29,470	$32,725	$35,350	$37,975	$40,600	$43,225
		30	$19,650	$22,440	$25,260	$28,050	$30,300	$32,550	$34,800	$37,050

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**Note that projects with low-income housing tax credit (LIHTC) funding are subject to federal income limit guidance per IRC §42.

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Nye	$73,000	120	$78,600	$89,760	$101,040	$112,200	$121,200	$130,200	$139,200	$148,200
		100	$65,500	$74,800	$84,200	$93,500	$101,000	$108,500	$116,000	$123,500
		80	$52,400	$59,840	$67,360	$74,800	$80,800	$86,800	$92,800	$98,800
		70	$45,850	$52,360	$58,940	$65,450	$70,700	$75,950	$81,200	$86,450
		65	$42,575	$48,620	$54,730	$60,775	$65,650	$70,525	$75,400	$80,275
		60	$39,300	$44,880	$50,520	$56,100	$60,600	$65,100	$69,600	$74,100
		55	$36,025	$41,140	$46,310	$51,425	$55,550	$59,675	$63,800	$67,925
		50	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
		45	$29,475	$33,660	$37,890	$42,075	$45,450	$48,825	$52,200	$55,575
		40	$26,200	$29,920	$33,680	$37,400	$40,400	$43,400	$46,400	$49,400
		35	$22,925	$26,180	$29,470	$32,725	$35,350	$37,975	$40,600	$43,225
		30	$19,650	$22,440	$25,260	$28,050	$30,300	$32,550	$34,800	$37,050

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Pershing	$102,800	120	$84,720	$96,840	$108,840	$120,960	$130,680	$140,280	$150,000	$159,720
		100	$70,600	$80,700	$90,700	$100,800	$108,900	$116,900	$125,000	$133,100
		80	$56,480	$64,560	$72,560	$80,640	$87,120	$93,520	$100,000	$106,480
		70	$49,420	$56,490	$63,490	$70,560	$76,230	$81,830	$87,500	$93,170
		65	$45,890	$52,455	$58,955	$65,520	$70,785	$75,985	$81,250	$86,515
		60	$42,360	$48,420	$54,420	$60,480	$65,340	$70,140	$75,000	$79,860
		55	$38,830	$44,385	$49,885	$55,440	$59,895	$64,295	$68,750	$73,205
		50	$35,300	$40,350	$45,350	$50,400	$54,450	$58,450	$62,500	$66,550
		45	$31,770	$36,315	$40,815	$45,360	$49,005	$52,605	$56,250	$59,895
		40	$28,240	$32,280	$36,280	$40,320	$43,560	$46,760	$50,000	$53,240
		35	$24,710	$28,245	$31,745	$35,280	$38,115	$40,915	$43,750	$46,585
		30	$21,180	$24,210	$27,210	$30,240	$32,670	$35,070	$37,500	$39,930

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**Note that projects with low-income housing tax credit (LIHTC) funding are subject to federal income limit guidance per IRC §42.

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Storey	$111,800	120	$92,880	$106,080	$119,400	$132,600	$143,160	$153,840	$164,400	$175,080
		100	$77,400	$88,400	$99,500	$110,500	$119,300	$128,200	$137,000	$145,900
		80	$61,920	$70,720	$79,600	$88,400	$95,440	$102,560	$109,600	$116,720
		70	$54,180	$61,880	$69,650	$77,350	$83,510	$89,740	$95,900	$102,130
		65	$50,310	$57,460	$64,675	$71,825	$77,545	$83,330	$89,050	$94,835
		60	$46,440	$53,040	$59,700	$66,300	$71,580	$76,920	$82,200	$87,540
		55	$42,570	$48,620	$54,725	$60,775	$65,615	$70,510	$75,350	$80,245
		50	$38,700	$44,200	$49,750	$55,250	$59,650	$64,100	$68,500	$72,950
		45	$34,830	$39,780	$44,775	$49,725	$53,685	$57,690	$61,650	$65,655
		40	$30,960	$35,360	$39,800	$44,200	$47,720	$51,280	$54,800	$58,360
		35	$27,090	$30,940	$34,825	$38,675	$41,755	$44,870	$47,950	$51,065
		30	$23,220	$26,520	$29,850	$33,150	$35,790	$38,460	$41,100	$43,770

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**Note that projects with low-income housing tax credit (LIHTC) funding are subject to federal income limit guidance per IRC §42.

Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
Washoe	$111,800	120	$92,880	$106,080	$119,400	$132,600	$143,160	$153,840	$164,400	$175,080
		100	$77,400	$88,400	$99,500	$110,500	$119,300	$128,200	$137,000	$145,900
		80	$61,920	$70,720	$79,600	$88,400	$95,440	$102,560	$109,600	$116,720
		70	$54,180	$61,880	$69,650	$77,350	$83,510	$89,740	$95,900	$102,130
		65	$50,310	$57,460	$64,675	$71,825	$77,545	$83,330	$89,050	$94,835
		60	$46,440	$53,040	$59,700	$66,300	$71,580	$76,920	$82,200	$87,540
		55	$42,570	$48,620	$54,725	$60,775	$65,615	$70,510	$75,350	$80,245
		50	$38,700	$44,200	$49,750	$55,250	$59,650	$64,100	$68,500	$72,950
		45	$34,830	$39,780	$44,775	$49,725	$53,685	$57,690	$61,650	$65,655
		40	$30,960	$35,360	$39,800	$44,200	$47,720	$51,280	$54,800	$58,360
		35	$27,090	$30,940	$34,825	$38,675	$41,755	$44,870	$47,950	$51,065
		30	$23,220	$26,520	$29,850	$33,150	$35,790	$38,460	$41,100	$43,770

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Income Limit County/Area	Median Family Income	Income Limit Category (% AMI)*	Number of Household Members							
			1	2	3	4	5	6	7	8
White Pine	$104,100	120	$87,360	$99,840	$112,320	$124,680	$134,760	$144,720	$154,680	$164,640
		100	$72,800	$83,200	$93,600	$103,900	$112,300	$120,600	$128,900	$137,200
		80	$58,240	$66,560	$74,880	$83,120	$89,840	$96,480	$103,120	$109,760
		70	$50,960	$58,240	$65,520	$72,730	$78,610	$84,420	$90,230	$96,040
		65	$47,320	$54,080	$60,840	$67,535	$72,995	$78,390	$83,785	$89,180
		60	$43,680	$49,920	$56,160	$62,340	$67,380	$72,360	$77,340	$82,320
		55	$40,040	$45,760	$51,480	$57,145	$61,765	$66,330	$70,895	$75,460
		50	$36,400	$41,600	$46,800	$51,950	$56,150	$60,300	$64,450	$68,600
		45	$32,760	$37,440	$42,120	$46,755	$50,535	$54,270	$58,005	$61,740
		40	$29,120	$33,280	$37,440	$41,560	$44,920	$48,240	$51,560	$54,880
		35	$25,480	$29,120	$32,760	$36,365	$39,305	$42,210	$45,115	$48,020
		30	$21,840	$24,960	$28,080	$31,170	$33,690	$36,180	$38,670	$41,160

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