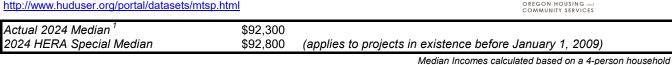
# 2024 -- Income Limits for LIHTC & Tax-Exempt Bonds

Clatsop County, Oregon

For more detailed MTSP income limit information, please visit HUDs website: http://www.huduser.org/portal/datasets/mtsp.html



What Income Limit Should You Use?

#### Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)<sup>2</sup> YES

Clatsop County is considered Rural. To verify current accuracy, please visit:

http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12

The following income limits indicate the highest income limit allowable															
Did the pro	oject exist <sup>3</sup> in 20	08?	Use: HE	RA Special 2	024										
If NO:			4% Tax Cre	dit Project		9% Tax Credit Project Use: Actual Incomes 2024									
			Use: Ac	tual Incomes :	2024										
	Actual Income Limits 2024 % MEL 4 Para 2 Para 2 Para 4 Para 5 Para 6 Para 7 Para 8 Para														
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	5 Pers	<u>6 Pers</u>	<u>7 Pers</u>	8 Pers							
20%	\$12,940	\$14,780	\$16,620	\$18,460	\$19,940	\$21,420	\$22,900	\$24,380							
30%	\$19,410	\$22,170	\$24,930	\$27,690	\$29,910	\$32,130	\$34,350	\$36,570							
35%	\$22,645	\$25,865	\$29,085	\$32,305	\$34,895	\$37,485	\$40,075	\$42,665							
40%	\$25,880	\$29,560	\$33,240	\$36,920	\$39,880	\$42,840	\$45,800	\$48,760							
45%	\$29,115	\$33,255	\$37,395	\$41,535	\$44,865	\$48,195	\$51,525	\$54,855							
50%	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950							
55%	\$35,585	\$40,645	\$45,705	\$50,765	\$54,835	\$58,905	\$62,975	\$67,045							
60%	\$38,820	\$44,340	\$49,860	\$55,380	\$59,820	\$64,260	\$68,700	\$73,140							
70%	\$45,290	\$51,730	\$58,170	\$64,610	\$69,790	\$74,970	\$80,150	\$85,330							
80%	\$51,760	\$59,120	\$66,480	\$73,840	\$79,760	\$85,680	\$91,600	\$97,520							
			HERA Spe	cial Income L	imits 2023										
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	<u>6 Pers</u>	7 Pers	8 Pers							
20%	\$13,000	\$14,860	\$16,720	\$18,560	\$20,060	\$21,540	\$23,020	\$24,500							
30%	\$19,500	\$22,290	\$25,080	\$27,840	\$30,090	\$32,310	\$34,530	\$36,750							
35%	\$22,750	\$26,005	\$29,260	\$32,480	\$35,105	\$37,695	\$40,285	\$42,875							
40%	\$26,000	\$29,720	\$33,440	\$37,120	\$40,120	\$43,080	\$46,040	\$49,000							
45%	\$29,250	\$33,435	\$37,620	\$41,760	\$45,135	\$48,465	\$51,795	\$55,125							
50%	\$32,500	\$37.150	\$41,800	\$46,400	\$50,150	\$53.850	\$57.550	\$61.250							
55%	\$35,750	\$40,865	\$45,980	\$51,040	\$55,165	\$59,235	\$63,305	\$67,375							
60%	\$39,000	\$44,580	\$50,160	\$55,680	\$60,180	\$64,620	\$69,060	\$73,500							
70%	\$45.500	\$52.010	\$58.520	\$64.960	\$70.210	\$75.390	\$80.570	\$85.750							
80%	\$52,000	\$59,440	\$66,880	\$74,240	\$80,240	\$86,160	\$92,080	\$98,000							

### Notes:

1: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

2: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:

https://www.oregon.gov/ohcs/compliance-monitoring/Pages/rent-income-limits.aspx

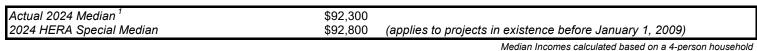
3: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "in existence" provided at least one building was PIS during the affected year.

The incomes limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on April 1, 2024. Per Revenue Ruling 94-57, owners will have until May 15, 2024 to implement these new MTSP income limits (45 days from their effective date). Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.

## 2024 -- Rents for LIHTC & Tax-Exempt Bonds

Clatsop County, Oregon

For more detailed MTSP income limit information, please visit HUDs website: <a href="http://www.huduser.org/portal/datasets/mtsp.html">http://www.huduser.org/portal/datasets/mtsp.html</a>



## What Rents Should You Use?

### Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)<sup>2</sup>

YES Clatsop County is considered Rural. To verify current accuracy, please visit:

http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12

--The following rent limits indicate the highest rents allowable--

e project exist	t <sup>3</sup> in 2008?	Use: HE	ERA Special 2	024				
<b>)</b> :			4% Tax Credit Project			9% Tax Credit Project		
			Use: Ac	tual Incomes :	Use: Actual Incomes 2024			
		Rents ba	sed on Actual	Income Limi	ts 2024			
% MFI	<u>75% of 0 Bdrm</u>	0 Bdrm	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>	<u>5 Bdrm</u>	
20%	\$242	\$323	\$346	\$415	\$480	\$535	\$591	
30%	\$363	\$485	\$519	\$623	\$720	\$803	\$886	
35%	\$424	\$566	\$606	\$727	\$840	\$937	\$1,034	
40%	\$485	\$647	\$693	\$831	\$960	\$1,071	\$1,182	
45%	\$545	\$727	\$779	\$934	\$1,080	\$1,204	\$1,329	
50%	\$606	\$808	\$866	\$1,038	\$1,200	\$1,338	\$1,477	
55%	\$666	\$889	\$952	\$1,142	\$1,320	\$1,472	\$1,625	
60%	\$727	\$970	\$1,039	\$1,246	\$1,440	\$1,606	\$1,773	
70%	\$849	\$1,132	\$1,212	\$1,454	\$1,680	\$1,874	\$2,068	
80%	\$970	\$1,294	\$1,386	\$1,662	\$1,920	\$2,142	\$2,364	
	R	ents based	on HERA Spe	cial Income I	_imits 2023			
% MFI	75% of 0 Bdrm	<u>0 Bdrm</u>	<u>1 Bdrm</u>	2 Bdrm	3 Bdrm	<u>4 Bdrm</u>	5 Bdrm	
20%	\$243	\$325	\$348	\$418	\$482	\$538	\$594	
30%	\$365	\$487	\$522	\$627	\$724	\$807	\$891	
35%	\$426	\$568	\$609	\$731	\$844	\$942	\$1,039	
40%	\$487	\$650	\$696	\$836	\$965	\$1,077	\$1,188	
45%	\$548	\$731	\$783	\$940	\$1,086	\$1,211	\$1,336	
50%	\$609	\$812	\$870	\$1,045	\$1,206	\$1,346	\$1,485	
55%	\$669	\$893	\$957	\$1,149	\$1,327	\$1,480	\$1,633	
60%	\$731	\$975	\$1,044	\$1,254	\$1,448	\$1,615	\$1,782	
70%	\$852	\$1,137	\$1,218	\$1,463	\$1,689	\$1,884	\$2,079	
80%	\$975	\$1,300	\$1,393	\$1,672	\$1,931	\$2,154	\$2,376	

#### Notes:

1: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

2: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% limits. Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:

https://www.oregon.gov/ohcs/compliance-monitoring/Pages/rent-income-limits.aspx

3: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "in existence" provided at least one building was PIS during the affected year.

The rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on April 1, 2024. Per Revenue Ruling 94-57, owners will have until May 15, 2024 to implement these new MTSP rent limits (45 days from their effective date). If the gross rent floors (established at credit allocation or the project's PIS date; refer to Revenue Procedure 94-57) are higher than the current rent limits, the gross rent floors may be used. However, income limits are still based on the current applicable rate. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.