

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

Hood River County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2024 Median ¹	\$97,900
2024 HERA Special Median	\$105,700 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

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)²

YES Hood River 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 project exist³ in 2008?	<i>Use: HERA Special 2024</i>	
If NO:	-- 4% Tax Credit Project <i>Use: Actual Incomes 2024</i>	-- 9% Tax Credit Project <i>Use: Actual Incomes 2024</i>

Actual Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$13,700	\$15,660	\$17,620	\$19,580	\$21,160	\$22,720	\$24,280	\$25,840
30%	\$20,550	\$23,490	\$26,430	\$29,370	\$31,740	\$34,080	\$36,420	\$38,760
35%	\$23,975	\$27,405	\$30,835	\$34,265	\$37,030	\$39,760	\$42,490	\$45,220
40%	\$27,400	\$31,320	\$35,240	\$39,160	\$42,320	\$45,440	\$48,560	\$51,680
45%	\$30,825	\$35,235	\$39,645	\$44,055	\$47,610	\$51,120	\$54,630	\$58,140
50%	\$34,250	\$39,150	\$44,050	\$48,950	\$52,900	\$56,800	\$60,700	\$64,600
55%	\$37,675	\$43,065	\$48,455	\$53,845	\$58,190	\$62,480	\$66,770	\$71,060
60%	\$41,100	\$46,980	\$52,860	\$58,740	\$63,480	\$68,160	\$72,840	\$77,520
70%	\$47,950	\$54,810	\$61,670	\$68,530	\$74,060	\$79,520	\$84,980	\$90,440
80%	\$54,800	\$62,640	\$70,480	\$78,320	\$84,640	\$90,880	\$97,120	\$103,360

HERA Special Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$14,800	\$16,920	\$19,040	\$21,140	\$22,840	\$24,540	\$26,220	\$27,920
30%	\$22,200	\$25,380	\$28,560	\$31,710	\$34,260	\$36,810	\$39,330	\$41,880
35%	\$25,900	\$29,610	\$33,320	\$36,995	\$39,970	\$42,945	\$45,885	\$48,860
40%	\$29,600	\$33,840	\$38,080	\$42,280	\$45,680	\$49,080	\$52,440	\$55,840
45%	\$33,300	\$38,070	\$42,840	\$47,565	\$51,390	\$55,215	\$58,995	\$62,820
50%	\$37,000	\$42,300	\$47,600	\$52,850	\$57,100	\$61,350	\$65,550	\$69,800
55%	\$40,700	\$46,530	\$52,360	\$58,135	\$62,810	\$67,485	\$72,105	\$76,780
60%	\$44,400	\$50,760	\$57,120	\$63,420	\$68,520	\$73,620	\$78,660	\$83,760
70%	\$51,800	\$59,220	\$66,640	\$73,990	\$79,940	\$85,890	\$91,770	\$97,720
80%	\$59,200	\$67,680	\$76,160	\$84,560	\$91,360	\$98,160	\$104,880	\$111,680

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

Hood River County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:

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Actual 2024 Median ¹	\$97,900
2024 HERA Special Median	\$105,700 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

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)²

YES Hood River 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--

Did the project exist ³ in 2008?	Use: HERA Special 2024
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2024 -- 9% Tax Credit Project Use: Actual Incomes 2024

Rents based on Actual Income Limits 2024							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$256	\$342	\$367	\$440	\$509	\$568	\$626
30%	\$384	\$513	\$550	\$660	\$763	\$852	\$939
35%	\$449	\$599	\$642	\$770	\$891	\$994	\$1,096
40%	\$513	\$685	\$734	\$881	\$1,018	\$1,136	\$1,253
45%	\$577	\$770	\$825	\$991	\$1,145	\$1,278	\$1,409
50%	\$642	\$856	\$917	\$1,101	\$1,273	\$1,420	\$1,566
55%	\$705	\$941	\$1,009	\$1,211	\$1,400	\$1,562	\$1,722
60%	\$770	\$1,027	\$1,101	\$1,321	\$1,527	\$1,704	\$1,879
70%	\$898	\$1,198	\$1,284	\$1,541	\$1,782	\$1,988	\$2,192
80%	\$1,027	\$1,370	\$1,468	\$1,762	\$2,037	\$2,272	\$2,506

Rents based on HERA Special Income Limits 2024							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$277	\$370	\$396	\$476	\$549	\$613	\$676
30%	\$416	\$555	\$594	\$714	\$824	\$920	\$1,015
35%	\$485	\$647	\$693	\$833	\$962	\$1,073	\$1,184
40%	\$555	\$740	\$793	\$952	\$1,099	\$1,227	\$1,353
45%	\$624	\$832	\$892	\$1,071	\$1,236	\$1,380	\$1,522
50%	\$693	\$925	\$991	\$1,190	\$1,374	\$1,533	\$1,691
55%	\$762	\$1,017	\$1,090	\$1,309	\$1,511	\$1,687	\$1,861
60%	\$832	\$1,110	\$1,189	\$1,428	\$1,649	\$1,840	\$2,030
70%	\$971	\$1,295	\$1,387	\$1,666	\$1,924	\$2,147	\$2,368
80%	\$1,110	\$1,480	\$1,586	\$1,904	\$2,199	\$2,454	\$2,707

Notes:

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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.