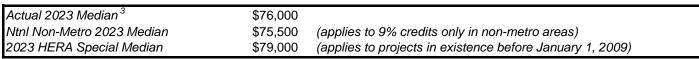
2023 -- Income Limits for LIHTC & Tax-Exempt Bonds **Douglas County, Oregon**

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



Median Incomes calculated based on a 4-person household

OREGON HOUSING

COMMUNITY SERVICES

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)¹

YES Douglas 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 exist ² in 2008?	Use: HERA Special 2023					
If NO:	4% Tax Credit Project Use: Actual Incomes 2023	9% Tax Credit Project Use: Actual Incomes 2023				

Actual Income Limits 2023								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,630	\$26,460	\$28,290	\$30,120
35%	\$18,620	\$21,280	\$23,940	\$26,600	\$28,735	\$30,870	\$33,005	\$35,140
40%	\$21,280	\$24,320	\$27,360	\$30,400	\$32,840	\$35,280	\$37,720	\$40,160
45%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,945	\$39,690	\$42,435	\$45,180
50%	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150	\$50,200
55%	\$29,260	\$33,440	\$37,620	\$41,800	\$45,155	\$48,510	\$51,865	\$55,220
60%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,260	\$52,920	\$56,580	\$60,240
80%	\$42,560	\$48,640	\$54,720	\$60,800	\$65,680	\$70,560	\$75,440	\$80,320

HERA Special Income Limits 2023										
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	8 Pers		
30%	\$16,590	\$18,960	\$21,330	\$23,700	\$25,620	\$27,510	\$29,400	\$31,290		
35%	\$19,355	\$22,120	\$24,885	\$27,650	\$29,890	\$32,095	\$34,300	\$36,505		
40%	\$22,120	\$25,280	\$28,440	\$31,600	\$34,160	\$36,680	\$39,200	\$41,720		
45%	\$24,885	\$28,440	\$31,995	\$35,550	\$38,430	\$41,265	\$44,100	\$46,935		
50%	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150		
55%	\$30,415	\$34,760	\$39,105	\$43,450	\$46,970	\$50,435	\$53,900	\$57,365		
60%	\$33,180	\$37,920	\$42,660	\$47,400	\$51,240	\$55,020	\$58,800	\$62,580		
80%	\$44,240	\$50,560	\$56,880	\$63,200	\$68,320	\$73,360	\$78,400	\$83,440		

Notes:

1: 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

2: 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.

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

The incomes limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 15, 2023. Per Revenue Ruling 94-57, owners will have until June 29, 2023 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.

2023 -- Rents for LIHTC & Tax-Exempt Bonds

Douglas County, Oregon

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



Actual 2023 Median ³	\$76,000	
Ntnl Non-Metro 2023 Median	\$75,500	(applies to 9% credits only in non-metro areas)
2023 HERA Special Median	\$79,000	(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)¹

YES Douglas 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 ² in 2008?	Use: Actual Incomes 2023	
If NO:	4% Tax Credit Project Use: Actual Incomes 2023	9% Tax Credit Project Use: Actual Incomes 2023

	Rents based on Actual Income Limits 2023								
<u>% MFI</u>	<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>		
30%	\$299	\$399	\$427	\$513	\$592	\$661	\$730		
35%	\$348	\$465	\$498	\$598	\$691	\$771	\$851		
40%	\$399	\$532	\$570	\$684	\$790	\$882	\$973		
45%	\$448	\$598	\$641	\$769	\$889	\$992	\$1,095		
50%	\$498	\$665	\$712	\$855	\$988	\$1,102	\$1,216		
55%	\$548	\$731	\$783	\$940	\$1,086	\$1,212	\$1,338		
60%	\$598	\$798	\$855	\$1,026	\$1,185	\$1,323	\$1,460		
80%	\$798	\$1,064	\$1,140	\$1,368	\$1,581	\$1,764	\$1,947		

	Rents based on HERA Special Income Limits 2023								
% MFI	<u>75% of 0 Bdrm</u>	<u>0 Bdrm</u>	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>	<u>5 Bdrm</u>		
30%	\$310	\$414	\$444	\$533	\$616	\$687	\$758		
35%	\$362	\$483	\$518	\$622	\$719	\$802	\$885		
40%	\$414	\$553	\$592	\$711	\$822	\$917	\$1,011		
45%	\$466	\$622	\$666	\$799	\$924	\$1,031	\$1,137		
50%	\$518	\$691	\$740	\$888	\$1,027	\$1,146	\$1,264		
55%	\$570	\$760	\$814	\$977	\$1,130	\$1,260	\$1,390		
60%	\$621	\$829	\$888	\$1,066	\$1,233	\$1,375	\$1,517		
80%	\$829	\$1,106	\$1,185	\$1,422	\$1,644	\$1,834	\$2,023		

Notes:

1: 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:

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

The rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 15, 2023. Per Revenue Ruling 94-57, owners will have until June 29, 2023 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.