

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

### Coos County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

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

Actual 2024 Median <sup>1</sup>	\$80,900	
Ntnl Non-Metro 2024 Median	\$77,400	(applies to 9% credits only in non-metro areas)
2024 HERA Special Median	\$83,500	(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)<sup>2</sup>

**YES** Coos 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 <sup>3</sup> in 2008?	Use: HERA Special 2024	
<b>If NO:</b>	-- 4% Tax Credit Project Use: Actual Incomes 2024	-- 9% Tax Credit Project Use: Actual Incomes 2024

Actual Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$11,340	\$12,960	\$14,580	\$16,180	\$17,480	\$18,780	\$20,080	\$21,360
30%	\$17,010	\$19,440	\$21,870	\$24,270	\$26,220	\$28,170	\$30,120	\$32,040
35%	\$19,845	\$22,680	\$25,515	\$28,315	\$30,590	\$32,865	\$35,140	\$37,380
40%	\$22,680	\$25,920	\$29,160	\$32,360	\$34,960	\$37,560	\$40,160	\$42,720
45%	\$25,515	\$29,160	\$32,805	\$36,405	\$39,330	\$42,255	\$45,180	\$48,060
<b>50%</b>	<b>\$28,350</b>	<b>\$32,400</b>	<b>\$36,450</b>	<b>\$40,450</b>	<b>\$43,700</b>	<b>\$46,950</b>	<b>\$50,200</b>	<b>\$53,400</b>
55%	\$31,185	\$35,640	\$40,095	\$44,495	\$48,070	\$51,645	\$55,220	\$58,740
60%	\$34,020	\$38,880	\$43,740	\$48,540	\$52,440	\$56,340	\$60,240	\$64,080
70%	\$39,690	\$45,360	\$51,030	\$56,630	\$61,180	\$65,730	\$70,280	\$74,760
80%	\$45,360	\$51,840	\$58,320	\$64,720	\$69,920	\$75,120	\$80,320	\$85,440

HERA Special Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$11,700	\$13,360	\$15,040	\$16,700	\$18,040	\$19,380	\$20,720	\$22,060
30%	\$17,550	\$20,040	\$22,560	\$25,050	\$27,060	\$29,070	\$31,080	\$33,090
35%	\$20,475	\$23,380	\$26,320	\$29,225	\$31,570	\$33,915	\$36,260	\$38,605
40%	\$23,400	\$26,720	\$30,080	\$33,400	\$36,080	\$38,760	\$41,440	\$44,120
45%	\$26,325	\$30,060	\$33,840	\$37,575	\$40,590	\$43,605	\$46,620	\$49,635
<b>50%</b>	<b>\$29,250</b>	<b>\$33,400</b>	<b>\$37,600</b>	<b>\$41,750</b>	<b>\$45,100</b>	<b>\$48,450</b>	<b>\$51,800</b>	<b>\$55,150</b>
55%	\$32,175	\$36,740	\$41,360	\$45,925	\$49,610	\$53,295	\$56,980	\$60,665
60%	\$35,100	\$40,080	\$45,120	\$50,100	\$54,120	\$58,140	\$62,160	\$66,180
70%	\$40,950	\$46,760	\$52,640	\$58,450	\$63,140	\$67,830	\$72,520	\$77,210
80%	\$46,800	\$53,440	\$60,160	\$66,800	\$72,160	\$77,520	\$82,880	\$88,240

#### 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

### Coos County, Oregon



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

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

Actual 2024 Median <sup>1</sup>	\$80,900	
Ntnl Non-Metro 2024 Median	\$77,400	(applies to 9% credits only in non-metro areas)
2024 HERA Special Median	\$83,500	(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)<sup>2</sup>

**YES** Coos 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<sup>3</sup> 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%	\$212	\$283	\$303	\$364	\$420	\$469	\$518
30%	\$318	\$425	\$455	\$546	\$631	\$704	\$777
35%	\$372	\$496	\$531	\$637	\$736	\$821	\$906
40%	\$425	\$567	\$607	\$729	\$841	\$939	\$1,036
45%	\$477	\$637	\$683	\$820	\$946	\$1,056	\$1,165
<b>50%</b>	<b>\$531</b>	<b>\$708</b>	<b>\$759</b>	<b>\$911</b>	<b>\$1,051</b>	<b>\$1,173</b>	<b>\$1,295</b>
55%	\$584	\$779	\$835	\$1,002	\$1,157	\$1,291	\$1,424
60%	\$637	\$850	\$911	\$1,093	\$1,262	\$1,408	\$1,554
70%	\$744	\$992	\$1,063	\$1,275	\$1,472	\$1,643	\$1,813
80%	\$850	\$1,134	\$1,215	\$1,458	\$1,683	\$1,878	\$2,072

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%	\$219	\$292	\$313	\$376	\$434	\$484	\$534
30%	\$328	\$438	\$469	\$564	\$651	\$726	\$802
35%	\$383	\$511	\$548	\$658	\$759	\$847	\$935
40%	\$438	\$585	\$626	\$752	\$868	\$969	\$1,069
45%	\$493	\$658	\$704	\$846	\$977	\$1,090	\$1,203
<b>50%</b>	<b>\$548</b>	<b>\$731</b>	<b>\$783</b>	<b>\$940</b>	<b>\$1,085</b>	<b>\$1,211</b>	<b>\$1,336</b>
55%	\$603	\$804	\$861	\$1,034	\$1,194	\$1,332	\$1,470
60%	\$657	\$877	\$939	\$1,128	\$1,302	\$1,453	\$1,604
70%	\$767	\$1,023	\$1,096	\$1,316	\$1,519	\$1,695	\$1,871
80%	\$877	\$1,170	\$1,253	\$1,504	\$1,737	\$1,938	\$2,139

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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.