

2025 -- Income Limits for LIHTC & Tax-Exempt Bonds

Coos County, Oregon



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

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

Actual 2025 Median ¹	\$83,100	
Ntnl Non-Metro 2025 Median	\$82,300	(applies to 9% credits only in non-metro areas)
2025 HERA Special Median	\$88,400	(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 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 ³ in 2008?	Use: HERA Special 2025	
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2025	-- 9% Tax Credit Project Use: Actual Incomes 2025

Actual Income Limits 2025								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$11,640	\$13,300	\$14,960	\$16,620	\$17,960	\$19,280	\$20,620	\$21,940
30%	\$17,460	\$19,950	\$22,440	\$24,930	\$26,940	\$28,920	\$30,930	\$32,910
35%	\$20,370	\$23,275	\$26,180	\$29,085	\$31,430	\$33,740	\$36,085	\$38,395
40%	\$23,280	\$26,600	\$29,920	\$33,240	\$35,920	\$38,560	\$41,240	\$43,880
45%	\$26,190	\$29,925	\$33,660	\$37,395	\$40,410	\$43,380	\$46,395	\$49,365
50%	\$29,100	\$33,250	\$37,400	\$41,550	\$44,900	\$48,200	\$51,550	\$54,850
55%	\$32,010	\$36,575	\$41,140	\$45,705	\$49,390	\$53,020	\$56,705	\$60,335
60%	\$34,920	\$39,900	\$44,880	\$49,860	\$53,880	\$57,840	\$61,860	\$65,820
70%	\$40,740	\$46,550	\$52,360	\$58,170	\$62,860	\$67,480	\$72,170	\$76,790
80%	\$46,560	\$53,200	\$59,840	\$66,480	\$71,840	\$77,120	\$82,480	\$87,760

HERA Special Income Limits 2025								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$12,380	\$14,160	\$15,920	\$17,680	\$19,100	\$20,520	\$21,940	\$23,340
30%	\$18,570	\$21,240	\$23,880	\$26,520	\$28,650	\$30,780	\$32,910	\$35,010
35%	\$21,665	\$24,780	\$27,860	\$30,940	\$33,425	\$35,910	\$38,395	\$40,845
40%	\$24,760	\$28,320	\$31,840	\$35,360	\$38,200	\$41,040	\$43,880	\$46,680
45%	\$27,855	\$31,860	\$35,820	\$39,780	\$42,975	\$46,170	\$49,365	\$52,515
50%	\$30,950	\$35,400	\$39,800	\$44,200	\$47,750	\$51,300	\$54,850	\$58,350
55%	\$34,045	\$38,940	\$43,780	\$48,620	\$52,525	\$56,430	\$60,335	\$64,185
60%	\$37,140	\$42,480	\$47,760	\$53,040	\$57,300	\$61,560	\$65,820	\$70,020
70%	\$43,330	\$49,560	\$55,720	\$61,880	\$66,850	\$71,820	\$76,790	\$81,690
80%	\$49,520	\$56,640	\$63,680	\$70,720	\$76,400	\$82,080	\$87,760	\$93,360

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, 2025. Per Revenue Ruling 94-57, owners will have until May 15, 2025 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.

OHCS, 4/10/2025

2025 -- Rents for LIHTC & Tax-Exempt Bonds

Coos County, Oregon



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

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

Actual 2025 Median ¹	\$83,100	
Ntnl Non-Metro 2025 Median	\$82,300	(applies to 9% credits only in non-metro areas)
2025 HERA Special Median	\$88,400	(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 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 exist³ in 2008?	Use: HERA Special 2025	
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2025	-- 9% Tax Credit Project Use: Actual Incomes 2025

Rents based on Actual Income Limits 2025							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$218	\$291	\$311	\$374	\$432	\$482	\$532
30%	\$327	\$436	\$467	\$561	\$648	\$723	\$798
35%	\$381	\$509	\$545	\$654	\$756	\$843	\$931
40%	\$436	\$582	\$623	\$748	\$864	\$964	\$1,064
45%	\$490	\$654	\$701	\$841	\$972	\$1,084	\$1,197
50%	\$545	\$727	\$779	\$935	\$1,080	\$1,205	\$1,330
55%	\$600	\$800	\$857	\$1,028	\$1,188	\$1,325	\$1,463
60%	\$654	\$873	\$935	\$1,122	\$1,296	\$1,446	\$1,596
70%	\$763	\$1,018	\$1,091	\$1,309	\$1,512	\$1,687	\$1,862
80%	\$873	\$1,164	\$1,247	\$1,496	\$1,729	\$1,928	\$2,128

Rents based on HERA Special Income Limits 2025							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$231	\$309	\$331	\$398	\$459	\$513	\$566
30%	\$348	\$464	\$497	\$597	\$689	\$769	\$849
35%	\$405	\$541	\$580	\$696	\$804	\$897	\$990
40%	\$464	\$619	\$663	\$796	\$919	\$1,026	\$1,132
45%	\$522	\$696	\$746	\$895	\$1,034	\$1,154	\$1,273
50%	\$579	\$773	\$829	\$995	\$1,149	\$1,282	\$1,415
55%	\$638	\$851	\$912	\$1,094	\$1,264	\$1,410	\$1,556
60%	\$696	\$928	\$995	\$1,194	\$1,379	\$1,539	\$1,698
70%	\$812	\$1,083	\$1,161	\$1,393	\$1,609	\$1,795	\$1,981
80%	\$928	\$1,238	\$1,327	\$1,592	\$1,839	\$2,052	\$2,264

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, 2025. Per Revenue Ruling 94-57, owners will have until May 15, 2025 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.