

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

Crook County, Oregon

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

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



Actual 2025 Median ¹	\$91,300	
Ntnl Non-Metro 2025 Median	\$82,300	(applies to 9% credits only in non-metro areas)
2025 HERA Special Median	\$98,500	(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)²

YES Crook 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 2025</i>	
If NO:	-- 4% Tax Credit Project <i>Use: Actual Incomes 2025</i>	-- 9% Tax Credit Project <i>Use: Actual Incomes 2025</i>

Actual Income Limits 2025								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$12,780	\$14,600	\$16,420	\$18,260	\$19,720	\$21,180	\$22,640	\$24,100
30%	\$19,170	\$21,900	\$24,630	\$27,390	\$29,580	\$31,770	\$33,960	\$36,150
35%	\$22,365	\$25,550	\$28,735	\$31,955	\$34,510	\$37,065	\$39,620	\$42,175
40%	\$25,560	\$29,200	\$32,840	\$36,520	\$39,440	\$42,360	\$45,280	\$48,200
45%	\$28,755	\$32,850	\$36,945	\$41,085	\$44,370	\$47,655	\$50,940	\$54,225
50%	\$31,950	\$36,500	\$41,050	\$45,650	\$49,300	\$52,950	\$56,600	\$60,250
55%	\$35,145	\$40,150	\$45,155	\$50,215	\$54,230	\$58,245	\$62,260	\$66,275
60%	\$38,340	\$43,800	\$49,260	\$54,780	\$59,160	\$63,540	\$67,920	\$72,300
70%	\$44,730	\$51,100	\$57,470	\$63,910	\$69,020	\$74,130	\$79,240	\$84,350
80%	\$51,120	\$58,400	\$65,680	\$73,040	\$78,880	\$84,720	\$90,560	\$96,400

HERA Special Income Limits 2025								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$13,800	\$15,760	\$17,740	\$19,700	\$21,280	\$22,860	\$24,440	\$26,020
30%	\$20,700	\$23,640	\$26,610	\$29,550	\$31,920	\$34,290	\$36,660	\$39,030
35%	\$24,150	\$27,580	\$31,045	\$34,475	\$37,240	\$40,005	\$42,770	\$45,535
40%	\$27,600	\$31,520	\$35,480	\$39,400	\$42,560	\$45,720	\$48,880	\$52,040
45%	\$31,050	\$35,460	\$39,915	\$44,325	\$47,880	\$51,435	\$54,990	\$58,545
50%	\$34,500	\$39,400	\$44,350	\$49,250	\$53,200	\$57,150	\$61,100	\$65,050
55%	\$37,950	\$43,340	\$48,785	\$54,175	\$58,520	\$62,865	\$67,210	\$71,555
60%	\$41,400	\$47,280	\$53,220	\$59,100	\$63,840	\$68,580	\$73,320	\$78,060
70%	\$48,300	\$55,160	\$62,090	\$68,950	\$74,480	\$80,010	\$85,540	\$91,070
80%	\$55,200	\$63,040	\$70,960	\$78,800	\$85,120	\$91,440	\$97,760	\$104,080

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

Crook County, Oregon



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Actual 2025 Median ¹	\$91,300	
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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 Crook 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?	<i>Use: HERA Special 2025</i>	
If NO:	-- 4% Tax Credit Project <i>Use: Actual Incomes 2025</i>	-- 9% Tax Credit Project <i>Use: Actual Incomes 2025</i>

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%	\$239	\$319	\$342	\$410	\$474	\$529	\$584
30%	\$359	\$479	\$513	\$615	\$712	\$794	\$876
35%	\$419	\$559	\$598	\$718	\$830	\$926	\$1,022
40%	\$479	\$639	\$684	\$821	\$949	\$1,059	\$1,168
45%	\$538	\$718	\$770	\$923	\$1,068	\$1,191	\$1,314
50%	\$598	\$798	\$855	\$1,026	\$1,186	\$1,323	\$1,460
55%	\$658	\$878	\$941	\$1,128	\$1,305	\$1,456	\$1,606
60%	\$718	\$958	\$1,026	\$1,231	\$1,424	\$1,588	\$1,752
70%	\$838	\$1,118	\$1,197	\$1,436	\$1,661	\$1,853	\$2,044
80%	\$958	\$1,278	\$1,369	\$1,642	\$1,899	\$2,118	\$2,337

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%	\$258	\$345	\$369	\$443	\$512	\$571	\$630
30%	\$387	\$517	\$554	\$665	\$768	\$857	\$946
35%	\$452	\$603	\$646	\$776	\$896	\$1,000	\$1,103
40%	\$517	\$690	\$739	\$887	\$1,024	\$1,143	\$1,261
45%	\$582	\$776	\$831	\$997	\$1,152	\$1,285	\$1,419
50%	\$646	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576
55%	\$711	\$948	\$1,016	\$1,219	\$1,408	\$1,571	\$1,734
60%	\$776	\$1,035	\$1,108	\$1,330	\$1,536	\$1,714	\$1,892
70%	\$905	\$1,207	\$1,293	\$1,552	\$1,792	\$2,000	\$2,207
80%	\$1,035	\$1,380	\$1,478	\$1,774	\$2,049	\$2,286	\$2,523

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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, 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.