

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

Hood River 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	\$106,900	
Ntl Non-Metro 2025 Median	\$82,300	(applies to 9% credits only in non-metro areas)
2025 HERA Special Median	\$115,000	(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 Ntl 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?	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%	\$14,960	\$17,100	\$19,240	\$21,380	\$23,100	\$24,800	\$26,520	\$28,220
30%	\$22,440	\$25,650	\$28,860	\$32,070	\$34,650	\$37,200	\$39,780	\$42,330
35%	\$26,180	\$29,925	\$33,670	\$37,415	\$40,425	\$43,400	\$46,410	\$49,385
40%	\$29,920	\$34,200	\$38,480	\$42,760	\$46,200	\$49,600	\$53,040	\$56,440
45%	\$33,660	\$38,475	\$43,290	\$48,105	\$51,975	\$55,800	\$59,670	\$63,495
50%	\$37,400	\$42,750	\$48,100	\$53,450	\$57,750	\$62,000	\$66,300	\$70,550
55%	\$41,140	\$47,025	\$52,910	\$58,795	\$63,525	\$68,200	\$72,930	\$77,605
60%	\$44,880	\$51,300	\$57,720	\$64,140	\$69,300	\$74,400	\$79,560	\$84,660
70%	\$52,360	\$59,850	\$67,340	\$74,830	\$80,850	\$86,800	\$92,820	\$98,770
80%	\$59,840	\$68,400	\$76,960	\$85,520	\$92,400	\$99,200	\$106,080	\$112,880

HERA Special Income Limits 2025								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$16,100	\$18,400	\$20,700	\$23,000	\$24,840	\$26,680	\$28,520	\$30,360
30%	\$24,150	\$27,600	\$31,050	\$34,500	\$37,260	\$40,020	\$42,780	\$45,540
35%	\$28,175	\$32,200	\$36,225	\$40,250	\$43,470	\$46,690	\$49,910	\$53,130
40%	\$32,200	\$36,800	\$41,400	\$46,000	\$49,680	\$53,360	\$57,040	\$60,720
45%	\$36,225	\$41,400	\$46,575	\$51,750	\$55,890	\$60,030	\$64,170	\$68,310
50%	\$40,250	\$46,000	\$51,750	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
55%	\$44,275	\$50,600	\$56,925	\$63,250	\$68,310	\$73,370	\$78,430	\$83,490
60%	\$48,300	\$55,200	\$62,100	\$69,000	\$74,520	\$80,040	\$85,560	\$91,080
70%	\$56,350	\$64,400	\$72,450	\$80,500	\$86,940	\$93,380	\$99,820	\$106,260
80%	\$64,400	\$73,600	\$82,800	\$92,000	\$99,360	\$106,720	\$114,080	\$121,440

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

Hood River County, Oregon

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2025 HERA Special Median	\$115,000	(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)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 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%	\$280	\$374	\$400	\$481	\$556	\$620	\$684
30%	\$420	\$561	\$601	\$721	\$834	\$930	\$1,026
35%	\$490	\$654	\$701	\$841	\$973	\$1,085	\$1,197
40%	\$561	\$748	\$801	\$962	\$1,112	\$1,240	\$1,368
45%	\$630	\$841	\$901	\$1,082	\$1,251	\$1,395	\$1,539
50%	\$701	\$935	\$1,001	\$1,202	\$1,390	\$1,550	\$1,710
55%	\$771	\$1,028	\$1,102	\$1,322	\$1,529	\$1,705	\$1,881
60%	\$841	\$1,122	\$1,202	\$1,443	\$1,668	\$1,860	\$2,052
70%	\$981	\$1,309	\$1,402	\$1,683	\$1,946	\$2,170	\$2,394
80%	\$1,122	\$1,496	\$1,603	\$1,924	\$2,224	\$2,480	\$2,737

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%	\$301	\$402	\$431	\$517	\$598	\$667	\$736
30%	\$452	\$603	\$646	\$776	\$897	\$1,000	\$1,104
35%	\$528	\$704	\$754	\$905	\$1,046	\$1,167	\$1,288
40%	\$603	\$805	\$862	\$1,035	\$1,196	\$1,334	\$1,472
45%	\$678	\$905	\$970	\$1,164	\$1,345	\$1,500	\$1,656
50%	\$754	\$1,006	\$1,078	\$1,293	\$1,495	\$1,667	\$1,840
55%	\$829	\$1,106	\$1,185	\$1,423	\$1,644	\$1,834	\$2,024
60%	\$905	\$1,207	\$1,293	\$1,552	\$1,794	\$2,001	\$2,208
70%	\$1,056	\$1,408	\$1,509	\$1,811	\$2,093	\$2,334	\$2,576
80%	\$1,207	\$1,610	\$1,725	\$2,070	\$2,392	\$2,668	\$2,944

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