

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

Wheeler 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	\$81,400
Ntnl Non-Metro 2025 Median	\$82,300 (applies to 9% credits only in non-metro areas)

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

Wheeler County is considered urban within it's major cities, to verify your address and 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: Actual Incomes 2025

If NO:

-- 4% Tax Credit Project

-- 9% Tax Credit Project

Use: Actual Incomes 2025

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%	\$11,400	\$13,040	\$14,660	\$16,280	\$17,600	\$18,900	\$20,200	\$21,500
30%	\$17,100	\$19,560	\$21,990	\$24,420	\$26,400	\$28,350	\$30,300	\$32,250
35%	\$19,950	\$22,820	\$25,655	\$28,490	\$30,800	\$33,075	\$35,350	\$37,625
40%	\$22,800	\$26,080	\$29,320	\$32,560	\$35,200	\$37,800	\$40,400	\$43,000
45%	\$25,650	\$29,340	\$32,985	\$36,630	\$39,600	\$42,525	\$45,450	\$48,375
50%	\$28,500	\$32,600	\$36,650	\$40,700	\$44,000	\$47,250	\$50,500	\$53,750
55%	\$31,350	\$35,860	\$40,315	\$44,770	\$48,400	\$51,975	\$55,550	\$59,125
60%	\$34,200	\$39,120	\$43,980	\$48,840	\$52,800	\$56,700	\$60,600	\$64,500
70%	\$39,900	\$45,640	\$51,310	\$56,980	\$61,600	\$66,150	\$70,700	\$75,250
80%	\$45,600	\$52,160	\$58,640	\$65,120	\$70,400	\$75,600	\$80,800	\$86,000

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.

2025 -- Rents for LIHTC & Tax-Exempt Bonds

Wheeler County, Oregon



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

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

Actual 2025 Median¹	\$81,400	
Ntnl Non-Metro 2025 Median	\$82,300	(applies to 9% credits only in non-metro areas)

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 Wheeler County is considered urban within it's major cities, to verify your address and 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: Actual Incomes 2025</i>	
If NO:	-- 4% Tax Credit Project <i>Use: Actual Incomes 2025</i>	-- 9% Tax Credit Project <i>Use: Actual Incomes 2025</i>

<u>Rents based on Actual Income Limits 2025</u>							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$213	\$285	\$305	\$366	\$423	\$472	\$521
30%	\$320	\$427	\$458	\$549	\$635	\$708	\$781
35%	\$373	\$498	\$534	\$641	\$741	\$826	\$912
40%	\$427	\$570	\$611	\$733	\$847	\$945	\$1,042
45%	\$480	\$641	\$687	\$824	\$952	\$1,063	\$1,172
50%	\$534	\$712	\$763	\$916	\$1,058	\$1,181	\$1,303
55%	\$587	\$783	\$840	\$1,007	\$1,164	\$1,299	\$1,433
60%	\$641	\$855	\$916	\$1,099	\$1,270	\$1,417	\$1,563
70%	\$747	\$997	\$1,069	\$1,282	\$1,482	\$1,653	\$1,824
80%	\$855	\$1,140	\$1,222	\$1,466	\$1,694	\$1,890	\$2,085

Notes:

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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.