

2023 -- Income Limits for LIHTC & Tax-Exempt Bonds

Douglas County, Oregon



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

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

Actual 2023 Median ³	\$76,000	
Ntnl Non-Metro 2023 Median	\$75,500	(applies to 9% credits only in non-metro areas)
2023 HERA Special Median	\$79,000	(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 Ntnl Non-Metro Median for 9% projects)¹

YES Douglas 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 ² in 2008?	Use: HERA Special 2023	
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2023	-- 9% Tax Credit Project Use: Actual Incomes 2023

Actual Income Limits 2023								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,630	\$26,460	\$28,290	\$30,120
35%	\$18,620	\$21,280	\$23,940	\$26,600	\$28,735	\$30,870	\$33,005	\$35,140
40%	\$21,280	\$24,320	\$27,360	\$30,400	\$32,840	\$35,280	\$37,720	\$40,160
45%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,945	\$39,690	\$42,435	\$45,180
50%	\$26,600	\$30,400	\$34,200	\$38,000	\$41,050	\$44,100	\$47,150	\$50,200
55%	\$29,260	\$33,440	\$37,620	\$41,800	\$45,155	\$48,510	\$51,865	\$55,220
60%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,260	\$52,920	\$56,580	\$60,240
80%	\$42,560	\$48,640	\$54,720	\$60,800	\$65,680	\$70,560	\$75,440	\$80,320

HERA Special Income Limits 2023								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$16,590	\$18,960	\$21,330	\$23,700	\$25,620	\$27,510	\$29,400	\$31,290
35%	\$19,355	\$22,120	\$24,885	\$27,650	\$29,890	\$32,095	\$34,300	\$36,505
40%	\$22,120	\$25,280	\$28,440	\$31,600	\$34,160	\$36,680	\$39,200	\$41,720
45%	\$24,885	\$28,440	\$31,995	\$35,550	\$38,430	\$41,265	\$44,100	\$46,935
50%	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$49,000	\$52,150
55%	\$30,415	\$34,760	\$39,105	\$43,450	\$46,970	\$50,435	\$53,900	\$57,365
60%	\$33,180	\$37,920	\$42,660	\$47,400	\$51,240	\$55,020	\$58,800	\$62,580
80%	\$44,240	\$50,560	\$56,880	\$63,200	\$68,320	\$73,360	\$78,400	\$83,440

Notes:

1: 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>

2: 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.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

The incomes limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 15, 2023. Per Revenue Ruling 94-57, owners will have until June 29, 2023 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.

