

2024 -- Income Limits for LIHTC & Tax-Exempt Bonds Clatsop County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2024 Median ¹	\$92,300
2024 HERA Special Median	\$92,800 (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 Clatsop 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 2024
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2024 -- 9% Tax Credit Project Use: Actual Incomes 2024

Actual Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$12,940	\$14,780	\$16,620	\$18,460	\$19,940	\$21,420	\$22,900	\$24,380
30%	\$19,410	\$22,170	\$24,930	\$27,690	\$29,910	\$32,130	\$34,350	\$36,570
35%	\$22,645	\$25,865	\$29,085	\$32,305	\$34,895	\$37,485	\$40,075	\$42,665
40%	\$25,880	\$29,560	\$33,240	\$36,920	\$39,880	\$42,840	\$45,800	\$48,760
45%	\$29,115	\$33,255	\$37,395	\$41,535	\$44,865	\$48,195	\$51,525	\$54,855
50%	\$32,350	\$36,950	\$41,550	\$46,150	\$49,850	\$53,550	\$57,250	\$60,950
55%	\$35,585	\$40,645	\$45,705	\$50,765	\$54,835	\$58,905	\$62,975	\$67,045
60%	\$38,820	\$44,340	\$49,860	\$55,380	\$59,820	\$64,260	\$68,700	\$73,140
70%	\$45,290	\$51,730	\$58,170	\$64,610	\$69,790	\$74,970	\$80,150	\$85,330
80%	\$51,760	\$59,120	\$66,480	\$73,840	\$79,760	\$85,680	\$91,600	\$97,520

HERA Special Income Limits 2023								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$13,000	\$14,860	\$16,720	\$18,560	\$20,060	\$21,540	\$23,020	\$24,500
30%	\$19,500	\$22,290	\$25,080	\$27,840	\$30,090	\$32,310	\$34,530	\$36,750
35%	\$22,750	\$26,005	\$29,260	\$32,480	\$35,105	\$37,695	\$40,285	\$42,875
40%	\$26,000	\$29,720	\$33,440	\$37,120	\$40,120	\$43,080	\$46,040	\$49,000
45%	\$29,250	\$33,435	\$37,620	\$41,760	\$45,135	\$48,465	\$51,795	\$55,125
50%	\$32,500	\$37,150	\$41,800	\$46,400	\$50,150	\$53,850	\$57,550	\$61,250
55%	\$35,750	\$40,865	\$45,980	\$51,040	\$55,165	\$59,235	\$63,305	\$67,375
60%	\$39,000	\$44,580	\$50,160	\$55,680	\$60,180	\$64,620	\$69,060	\$73,500
70%	\$45,500	\$52,010	\$58,520	\$64,960	\$70,210	\$75,390	\$80,570	\$85,750
80%	\$52,000	\$59,440	\$66,880	\$74,240	\$80,240	\$86,160	\$92,080	\$98,000

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, 2024. Per Revenue Ruling 94-57, owners will have until May 15, 2024 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.

2024 -- Rents for LIHTC & Tax-Exempt Bonds

Clatsop County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2024 Median ¹	\$92,300
2024 HERA Special Median	\$92,800 (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 Clatsop 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 exist ³ in 2008?	Use: HERA Special 2024
If NO:	-- 4% Tax Credit Project Use: Actual Incomes 2024 -- 9% Tax Credit Project Use: Actual Incomes 2024

% MFI	Rents based on Actual Income Limits 2024						
	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$242	\$323	\$346	\$415	\$480	\$535	\$591
30%	\$363	\$485	\$519	\$623	\$720	\$803	\$886
35%	\$424	\$566	\$606	\$727	\$840	\$937	\$1,034
40%	\$485	\$647	\$693	\$831	\$960	\$1,071	\$1,182
45%	\$545	\$727	\$779	\$934	\$1,080	\$1,204	\$1,329
50%	\$606	\$808	\$866	\$1,038	\$1,200	\$1,338	\$1,477
55%	\$666	\$889	\$952	\$1,142	\$1,320	\$1,472	\$1,625
60%	\$727	\$970	\$1,039	\$1,246	\$1,440	\$1,606	\$1,773
70%	\$849	\$1,132	\$1,212	\$1,454	\$1,680	\$1,874	\$2,068
80%	\$970	\$1,294	\$1,386	\$1,662	\$1,920	\$2,142	\$2,364

% MFI	Rents based on HERA Special Income Limits 2023						
	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$243	\$325	\$348	\$418	\$482	\$538	\$594
30%	\$365	\$487	\$522	\$627	\$724	\$807	\$891
35%	\$426	\$568	\$609	\$731	\$844	\$942	\$1,039
40%	\$487	\$650	\$696	\$836	\$965	\$1,077	\$1,188
45%	\$548	\$731	\$783	\$940	\$1,086	\$1,211	\$1,336
50%	\$609	\$812	\$870	\$1,045	\$1,206	\$1,346	\$1,485
55%	\$669	\$893	\$957	\$1,149	\$1,327	\$1,480	\$1,633
60%	\$731	\$975	\$1,044	\$1,254	\$1,448	\$1,615	\$1,782
70%	\$852	\$1,137	\$1,218	\$1,463	\$1,689	\$1,884	\$2,079
80%	\$975	\$1,300	\$1,393	\$1,672	\$1,931	\$2,154	\$2,376

Notes:

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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, 2024. Per Revenue Ruling 94-57, owners will have until May 15, 2024 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.