

2024 -- Income Limits for LIHTC & Tax-Exempt Bonds

Deschutes 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	\$104,700
2024 HERA Special Median	\$106,200 (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

Not All Deschutes County is considered urban within its 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: 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%	\$14,660	\$16,760	\$18,840	\$20,940	\$22,620	\$24,300	\$25,980	\$27,640
30%	\$21,990	\$25,140	\$28,260	\$31,410	\$33,930	\$36,450	\$38,970	\$41,460
35%	\$25,655	\$29,330	\$32,970	\$36,645	\$39,585	\$42,525	\$45,465	\$48,370
40%	\$29,320	\$33,520	\$37,680	\$41,880	\$45,240	\$48,600	\$51,960	\$55,280
45%	\$32,985	\$37,710	\$42,390	\$47,115	\$50,895	\$54,675	\$58,455	\$62,190
50%	\$36,650	\$41,900	\$47,100	\$52,350	\$56,550	\$60,750	\$64,950	\$69,100
55%	\$40,315	\$46,090	\$51,810	\$57,585	\$62,205	\$66,825	\$71,445	\$76,010
60%	\$43,980	\$50,280	\$56,520	\$62,820	\$67,860	\$72,900	\$77,940	\$82,920
70%	\$51,310	\$58,660	\$65,940	\$73,290	\$79,170	\$85,050	\$90,930	\$96,740
80%	\$58,640	\$67,040	\$75,360	\$83,760	\$90,480	\$97,200	\$103,920	\$110,560

HERA Special Income Limits 2024								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
20%	\$14,880	\$17,000	\$19,120	\$21,240	\$22,940	\$24,640	\$26,340	\$28,040
30%	\$22,320	\$25,500	\$28,680	\$31,860	\$34,410	\$36,960	\$39,510	\$42,060
35%	\$26,040	\$29,750	\$33,460	\$37,170	\$40,145	\$43,120	\$46,095	\$49,070
40%	\$29,760	\$34,000	\$38,240	\$42,480	\$45,880	\$49,280	\$52,680	\$56,080
45%	\$33,480	\$38,250	\$43,020	\$47,790	\$51,615	\$55,440	\$59,265	\$63,090
50%	\$37,200	\$42,500	\$47,800	\$53,100	\$57,350	\$61,600	\$65,850	\$70,100
55%	\$40,920	\$46,750	\$52,580	\$58,410	\$63,085	\$67,760	\$72,435	\$77,110
60%	\$44,640	\$51,000	\$57,360	\$63,720	\$68,820	\$73,920	\$79,020	\$84,120
70%	\$52,080	\$59,500	\$66,920	\$74,340	\$80,290	\$86,240	\$92,190	\$98,140
80%	\$59,520	\$68,000	\$76,480	\$84,960	\$91,760	\$98,560	\$105,360	\$112,160

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

Deschutes County, Oregon



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2024 HERA Special Median	\$106,200 (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

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<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 2024

If NO:

-- 4% Tax Credit Project

-- 9% Tax Credit Project

Use: Actual Incomes 2024

Use: Actual Incomes 2024

Rents based on Actual Income Limits 2024							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$274	\$366	\$392	\$471	\$544	\$607	\$670
30%	\$411	\$549	\$589	\$706	\$816	\$911	\$1,005
35%	\$480	\$641	\$687	\$824	\$952	\$1,063	\$1,172
40%	\$549	\$733	\$785	\$942	\$1,089	\$1,215	\$1,340
45%	\$618	\$824	\$883	\$1,059	\$1,225	\$1,366	\$1,508
50%	\$687	\$916	\$981	\$1,177	\$1,361	\$1,518	\$1,675
55%	\$755	\$1,007	\$1,080	\$1,295	\$1,497	\$1,670	\$1,843
60%	\$824	\$1,099	\$1,178	\$1,413	\$1,633	\$1,822	\$2,010
70%	\$961	\$1,282	\$1,374	\$1,648	\$1,905	\$2,126	\$2,345
80%	\$1,099	\$1,466	\$1,571	\$1,884	\$2,178	\$2,430	\$2,681

Rents based on HERA Special Income Limits 2024							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
20%	\$279	\$372	\$398	\$478	\$552	\$616	\$679
30%	\$418	\$558	\$597	\$717	\$828	\$924	\$1,019
35%	\$488	\$651	\$697	\$836	\$966	\$1,078	\$1,189
40%	\$558	\$744	\$797	\$956	\$1,104	\$1,232	\$1,359
45%	\$627	\$837	\$896	\$1,075	\$1,242	\$1,386	\$1,529
50%	\$697	\$930	\$996	\$1,195	\$1,380	\$1,540	\$1,699
55%	\$767	\$1,023	\$1,095	\$1,314	\$1,518	\$1,694	\$1,869
60%	\$837	\$1,116	\$1,195	\$1,434	\$1,656	\$1,848	\$2,039
70%	\$976	\$1,302	\$1,394	\$1,673	\$1,932	\$2,156	\$2,379
80%	\$1,116	\$1,488	\$1,594	\$1,912	\$2,209	\$2,464	\$2,719

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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.