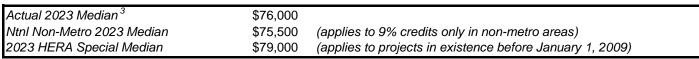
## 2023 -- Income Limits for LIHTC & Tax-Exempt Bonds **Douglas County, Oregon**

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



Median Incomes calculated based on a 4-person household

OREGON HOUSING

COMMUNITY SERVICES

## 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)<sup>1</sup>

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--

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Use: HERA Special 2023							
4% Tax Credit Project Use: Actual Incomes 2023	9% Tax Credit Project Use: Actual Incomes 2023						
	Use: HERA Special 2023 4% Tax Credit Project						

Actual Income Limits 2023									
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>	
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									
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	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.