

Brookdale Place_x

Beta Disclaimer: 2025 HUD Income Limits

This application incorporates the **2025 HUD income limits**, currently provided on a beta basis. While we have made reasonable efforts to ensure the accuracy and completeness of this data, users should be aware that early releases from HUD have historically contained occasional inconsistencies or errors. Therefore, the information presented herein is subject to change and should not be relied upon as final without independent verification.

Please also note: for 2025, HUD has transitioned Connecticut to planning regions, replacing the previous county-based geographies. Due to the absence of a one-to-one correspondence between counties and these new planning regions, we are unable to display historical income limit trends for Connecticut at this time. Once an official crosswalk or mapping has been developed and validated, we will update the application to include historical comparisons.



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Program and Location Information

Affordable Housing Program

IRC Section 42 Low Income Housing Tax Credit (LIHTC)


Project Name

Brookdale Place

Year⁽¹⁾

2025

Program and Location Information

State	South Carolina
County	Richland County
MSA	Columbia, SC HUD Metro FMR Area
Rent Calculation Based on	MTSP
Persons/Bedroom	1.5 Person/Bedroom
4 Person AMI	 \$92,700
HUD Published 50% National Non-Metropolitan Median Income ⁽²⁾⁽³⁾	\$41,150
Hold Harmless ⁽⁵⁾	You have indicated that your project was placed in service on or after 04/01/2025 and is therefore eligible to have its income and rent limit held harmless beginning with the 2025 limits.
Placed in Service Date ⁽⁶⁾	2025 (On or after 04/01/2025)
Rent Floor Election ⁽⁷⁾⁽⁸⁾	2025 (On or after 04/01/2025)







LIHTC Income Limits for 2025

(Based on 2025 MTSP Income)

	Charts	60%	20%	50%	70%	Next Available Unit Rule 140%
1 Person		\$38,940	\$12,980	\$32,450	\$45,430	\$54,516
2 Persons		\$44,520	\$14,840	\$37,100	\$51,940	\$62,328
3 Persons		\$50,100	\$16,700	\$41,750	\$58,450	\$70,140
4 Persons		\$55,620	\$18,540	\$46,350	\$64,890	\$77,868
5 Persons		\$60,120	\$20,040	\$50,100	\$70,140	\$84,168
6 Persons		\$64,560	\$21,520	\$53,800	\$75,320	\$90,384
7 Persons		\$69,000	\$23,000	\$57,500	\$80,500	\$96,600
8 Persons		\$73,440	\$24,480	\$61,200	\$85,680	\$102,816
9 Persons		\$77,880	\$25,960	\$64,900	\$90,860	\$109,032
10 Persons		\$82,320	\$27,440	\$68,600	\$96,040	\$115,248
11 Persons		\$86,760	\$28,920	\$72,300	\$101,220	\$121,464
12 Persons		\$91,200	\$30,400	\$76,000	\$106,400	\$127,680



LIHTC Rent Limits for 2025

(Based on 2025 MTSP Income)

Bedrooms (People)	Charts	60%	20%	50%	70%	FMR
Efficiency (1)		\$973	\$324	\$811	\$1,135	\$1,063
1 Bedroom (1.5)		\$1,043	\$347	\$869	\$1,217	\$1,172
2 Bedrooms (3)		\$1,252	\$417	\$1,043	\$1,461	\$1,298
3 Bedrooms (4.5)		\$1,446	\$482	\$1,205	\$1,687	\$1,656
4 Bedrooms (6)		\$1,614	\$538	\$1,345	\$1,883	\$1,991
5 Bedrooms (7.5)		\$1,780	\$593	\$1,483	\$2,077	

LIHTC Rent Limits for 2025 With Utility Allowance Reduction

(Based on 2025 MTSP Income)

Bedrooms (People)	Charts	60%	20%	50%	70%	U/A Entered by User
Efficiency (1)		\$973	\$324	\$811	\$1,135	
1 Bedroom (1.5)		\$935	\$239	\$761	\$1,109	\$108
2 Bedrooms (3)		\$1,110	\$275	\$901	\$1,319	\$142
3 Bedrooms (4.5)		\$1,263	\$299	\$1,022	\$1,504	\$183
4 Bedrooms (6)		\$1,389	\$313	\$1,120	\$1,658	\$225
5 Bedrooms (7.5)		\$1,780	\$593	\$1,483	\$2,077	

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Utility allowances are inputted by the user and are not reviewed or verified by Novogradac & Company LLP. Novogradac & Company LLP provides no assurance of the accuracy of the particular results you may obtain from the Rent & Income Limit Calculator®; which is designed only to be a quick reference tool and is no substitute for professional tax and accounting advice. The Rent & Income Limit Calculator® should not be used or relied on in making any final financial decisions. IRS guidelines and actual HUD amounts, in conjunction with consultation with the appropriate professional advisor(s) should be used for any final decisions. Novogradac & Company LLP does not guarantee the accuracy of the amounts shown above. As consideration for your use of this tool, which is free and for informational purposes only, you agree: (i) that your use of this tool does not create a professional-client relationship between you and Novogradac; and (ii) to hold Novogradac & Company LLP harmless from any damages and claims related to use of the Rent & Income Limit Calculator®. If you do not agree with the terms of this paragraph, you may not use the Rent & Income Limit Calculator®

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