

2014 -- Income Limits for LIHTC & Tax-Exempt Bonds

Harney County, Oregon



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

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

Actual 2014 Median ³	\$50,500	
Actual 2013 Median ³	\$51,300	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2014 Median	\$52,500	(applies to 9% credits only in non-metro areas)
2014 HERA Special Median	\$54,600	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

--The following income limits indicate the highest income limit allowable--

Did the project exist² in 2008?	Use: HERA Special 2014	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Actual Incomes 2012
Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013	Use: Ntnl Non-Metro 2014 ¹
On or After Dec 18th 2013	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2014 ¹

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,620	\$12,120	\$13,650	\$15,150	\$16,380	\$17,580	\$18,810	\$20,010
35%	\$12,390	\$14,140	\$15,925	\$17,675	\$19,110	\$20,510	\$21,945	\$23,345
40%	\$14,160	\$16,160	\$18,200	\$20,200	\$21,840	\$23,440	\$25,080	\$26,680
45%	\$15,930	\$18,180	\$20,475	\$22,725	\$24,570	\$26,370	\$28,215	\$30,015
50%	\$17,700	\$20,200	\$22,750	\$25,250	\$27,300	\$29,300	\$31,350	\$33,350
55%	\$19,470	\$22,220	\$25,025	\$27,775	\$30,030	\$32,230	\$34,485	\$36,685
60%	\$21,240	\$24,240	\$27,300	\$30,300	\$32,760	\$35,160	\$37,620	\$40,020
80%	\$28,320	\$32,320	\$36,400	\$40,400	\$43,680	\$46,880	\$50,160	\$53,360

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,800	\$12,330	\$13,860	\$15,390	\$16,650	\$17,880	\$19,110	\$20,340
35%	\$12,600	\$14,385	\$16,170	\$17,955	\$19,425	\$20,860	\$22,295	\$23,730
40%	\$14,400	\$16,440	\$18,480	\$20,520	\$22,200	\$23,840	\$25,480	\$27,120
45%	\$16,200	\$18,495	\$20,790	\$23,085	\$24,975	\$26,820	\$28,665	\$30,510
50%	\$18,000	\$20,550	\$23,100	\$25,650	\$27,750	\$29,800	\$31,850	\$33,900
55%	\$19,800	\$22,605	\$25,410	\$28,215	\$30,525	\$32,780	\$35,035	\$37,290
60%	\$21,600	\$24,660	\$27,720	\$30,780	\$33,300	\$35,760	\$38,220	\$40,680
80%	\$28,800	\$32,880	\$36,960	\$41,040	\$44,400	\$47,680	\$50,960	\$54,240

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,840	\$14,430	\$16,020	\$17,310	\$18,600	\$19,890	\$21,150
35%	\$13,090	\$14,980	\$16,835	\$18,690	\$20,195	\$21,700	\$23,205	\$24,675
40%	\$14,960	\$17,120	\$19,240	\$21,360	\$23,080	\$24,800	\$26,520	\$28,200
45%	\$16,830	\$19,260	\$21,645	\$24,030	\$25,965	\$27,900	\$29,835	\$31,725
50%	\$18,700	\$21,400	\$24,050	\$26,700	\$28,850	\$31,000	\$33,150	\$35,250
55%	\$20,570	\$23,540	\$26,455	\$29,370	\$31,735	\$34,100	\$36,465	\$38,775
60%	\$22,440	\$25,680	\$28,860	\$32,040	\$34,620	\$37,200	\$39,780	\$42,300
80%	\$29,920	\$34,240	\$38,480	\$42,720	\$46,160	\$49,600	\$53,040	\$56,400

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,490	\$13,110	\$14,760	\$16,380	\$17,700	\$19,020	\$20,340	\$21,630
35%	\$13,405	\$15,295	\$17,220	\$19,110	\$20,650	\$22,190	\$23,730	\$25,235
40%	\$15,320	\$17,480	\$19,680	\$21,840	\$23,600	\$25,360	\$27,120	\$28,840
45%	\$17,235	\$19,665	\$22,140	\$24,570	\$26,550	\$28,530	\$30,510	\$32,445
50%	\$19,150	\$21,850	\$24,600	\$27,300	\$29,500	\$31,700	\$33,900	\$36,050
55%	\$21,065	\$24,035	\$27,060	\$30,030	\$32,450	\$34,870	\$37,290	\$39,655
60%	\$22,980	\$26,220	\$29,520	\$32,760	\$35,400	\$38,040	\$40,680	\$43,260
80%	\$30,640	\$34,960	\$39,360	\$43,680	\$47,200	\$50,720	\$54,240	\$57,680

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use Actual 2014 Income 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:

Harney County is considered rural

http://www.oregon.gov/ohcs/pages/hpm_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 December 18, 2013. Per Revenue Ruling 94-57, owners will have until February 1, 2014 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.

2014 -- Rents for LIHTC & Tax-Exempt Bonds

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Median Incomes calculated based on a 4-person household

What Rents Should You Use?

--The following rent limits indicate the highest rents allowable--

Did the project exist² in 2008?	Use: HERA Special 2014	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Actual Incomes 2012
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On or After Dec 18th 2013	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2014 ¹

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$265	\$284	\$341	\$394	\$439	\$485
35%	\$309	\$331	\$398	\$459	\$512	\$566
40%	\$354	\$379	\$455	\$525	\$586	\$647
45%	\$398	\$426	\$511	\$591	\$659	\$727
50%	\$442	\$473	\$568	\$656	\$732	\$808
55%	\$486	\$521	\$625	\$722	\$805	\$889
60%	\$531	\$568	\$682	\$788	\$879	\$970
80%	\$708	\$758	\$910	\$1,051	\$1,172	\$1,294

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$270	\$289	\$346	\$400	\$447	\$493
35%	\$315	\$337	\$404	\$467	\$521	\$575
40%	\$360	\$385	\$462	\$534	\$596	\$657
45%	\$405	\$433	\$519	\$600	\$670	\$739
50%	\$450	\$481	\$577	\$667	\$745	\$821
55%	\$495	\$530	\$635	\$734	\$819	\$904
60%	\$540	\$578	\$693	\$801	\$894	\$986
80%	\$720	\$771	\$924	\$1,068	\$1,192	\$1,315

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$416	\$465	\$513
35%	\$327	\$350	\$420	\$486	\$542	\$598
40%	\$374	\$401	\$481	\$555	\$620	\$684
45%	\$420	\$451	\$541	\$624	\$697	\$769
50%	\$467	\$501	\$601	\$694	\$775	\$855
55%	\$514	\$551	\$661	\$763	\$852	\$940
60%	\$561	\$601	\$721	\$833	\$930	\$1,026
80%	\$748	\$802	\$962	\$1,111	\$1,240	\$1,368

Rents based on HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$287	\$307	\$369	\$426	\$475	\$524
35%	\$335	\$358	\$430	\$497	\$554	\$612
40%	\$383	\$410	\$492	\$568	\$634	\$699
45%	\$430	\$461	\$553	\$639	\$713	\$786
50%	\$478	\$512	\$615	\$710	\$792	\$874
55%	\$526	\$563	\$676	\$781	\$871	\$961
60%	\$574	\$615	\$738	\$852	\$951	\$1,049
80%	\$766	\$820	\$984	\$1,136	\$1,268	\$1,399

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