

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

**Klamath County, Oregon**



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

Actual 2014 Median <sup>3</sup>	\$50,500	
Actual 2013 Median <sup>3</sup>	\$51,700	
Actual 2012 Median <sup>3</sup>	\$54,400	
Ntnl Non-Metro 2014 Median	\$52,500	(applies to 9% credits only in non-metro areas)
2014 HERA Special Median	\$55,900	(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--

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2014	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 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 <sup>1</sup>
On or After Dec 18th 2013	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2014 <sup>1</sup>

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
<b>50%</b>	<b>\$17,700</b>	<b>\$20,200</b>	<b>\$22,750</b>	<b>\$25,250</b>	<b>\$27,300</b>	<b>\$29,300</b>	<b>\$31,350</b>	<b>\$33,350</b>
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%	\$10,860	\$12,420	\$13,980	\$15,510	\$16,770	\$18,000	\$19,260	\$20,490
35%	\$12,670	\$14,490	\$16,310	\$18,095	\$19,565	\$21,000	\$22,470	\$23,905
40%	\$14,480	\$16,560	\$18,640	\$20,680	\$22,360	\$24,000	\$25,680	\$27,320
45%	\$16,290	\$18,630	\$20,970	\$23,265	\$25,155	\$27,000	\$28,890	\$30,735
<b>50%</b>	<b>\$18,100</b>	<b>\$20,700</b>	<b>\$23,300</b>	<b>\$25,850</b>	<b>\$27,950</b>	<b>\$30,000</b>	<b>\$32,100</b>	<b>\$34,150</b>
55%	\$19,910	\$22,770	\$25,630	\$28,435	\$30,745	\$33,000	\$35,310	\$37,565
60%	\$21,720	\$24,840	\$27,960	\$31,020	\$33,540	\$36,000	\$38,520	\$40,980
80%	\$28,960	\$33,120	\$37,280	\$41,360	\$44,720	\$48,000	\$51,360	\$54,640

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,430	\$13,080	\$14,700	\$16,320	\$17,640	\$18,960	\$20,250	\$21,570
35%	\$13,335	\$15,260	\$17,150	\$19,040	\$20,580	\$22,120	\$23,625	\$25,165
40%	\$15,240	\$17,440	\$19,600	\$21,760	\$23,520	\$25,280	\$27,000	\$28,760
45%	\$17,145	\$19,620	\$22,050	\$24,480	\$26,460	\$28,440	\$30,375	\$32,355
<b>50%</b>	<b>\$19,050</b>	<b>\$21,800</b>	<b>\$24,500</b>	<b>\$27,200</b>	<b>\$29,400</b>	<b>\$31,600</b>	<b>\$33,750</b>	<b>\$35,950</b>
55%	\$20,955	\$23,980	\$26,950	\$29,920	\$32,340	\$34,760	\$37,125	\$39,545
60%	\$22,860	\$26,160	\$29,400	\$32,640	\$35,280	\$37,920	\$40,500	\$43,140
80%	\$30,480	\$34,880	\$39,200	\$43,520	\$47,040	\$50,560	\$54,000	\$57,520

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140
35%	\$13,720	\$15,680	\$17,640	\$19,565	\$21,140	\$22,715	\$24,290	\$25,830
40%	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520
45%	\$17,640	\$20,160	\$22,680	\$25,155	\$27,180	\$29,205	\$31,230	\$33,210
<b>50%</b>	<b>\$19,600</b>	<b>\$22,400</b>	<b>\$25,200</b>	<b>\$27,950</b>	<b>\$30,200</b>	<b>\$32,450</b>	<b>\$34,700</b>	<b>\$36,900</b>
55%	\$21,560	\$24,640	\$27,720	\$30,745	\$33,220	\$35,695	\$38,170	\$40,590
60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280
80%	\$31,360	\$35,840	\$40,320	\$44,720	\$48,320	\$51,920	\$55,520	\$59,040

**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:

Not all of Klamath County is considered rural [http://www.oregon.gov/ohcs/pages/hpm\\_income\\_limits.aspx](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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2014 HERA Special Median	\$55,900	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

**What Rents Should You Use?**

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

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2014	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
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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
<b>50%</b>	<b>\$442</b>	<b>\$473</b>	<b>\$568</b>	<b>\$656</b>	<b>\$732</b>	<b>\$808</b>
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%	\$271	\$291	\$349	\$403	\$450	\$496
35%	\$316	\$339	\$407	\$470	\$525	\$579
40%	\$362	\$388	\$466	\$538	\$600	\$662
45%	\$407	\$436	\$524	\$605	\$675	\$745
<b>50%</b>	<b>\$452</b>	<b>\$485</b>	<b>\$582</b>	<b>\$672</b>	<b>\$750</b>	<b>\$828</b>
55%	\$497	\$533	\$640	\$739	\$825	\$910
60%	\$543	\$582	\$699	\$807	\$900	\$993
80%	\$724	\$776	\$932	\$1,076	\$1,200	\$1,325

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$285	\$306	\$367	\$424	\$474	\$522
35%	\$333	\$357	\$428	\$495	\$553	\$609
40%	\$381	\$408	\$490	\$566	\$632	\$697
45%	\$428	\$459	\$551	\$636	\$711	\$784
<b>50%</b>	<b>\$476</b>	<b>\$510</b>	<b>\$612</b>	<b>\$707</b>	<b>\$790</b>	<b>\$871</b>
55%	\$523	\$561	\$673	\$778	\$869	\$958
60%	\$571	\$612	\$735	\$849	\$948	\$1,045
80%	\$762	\$817	\$980	\$1,132	\$1,264	\$1,394

Rents based on HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$294	\$315	\$378	\$436	\$486	\$537
35%	\$343	\$367	\$441	\$508	\$567	\$626
40%	\$392	\$420	\$504	\$581	\$649	\$716
45%	\$441	\$472	\$567	\$654	\$730	\$805
<b>50%</b>	<b>\$490</b>	<b>\$525</b>	<b>\$630</b>	<b>\$726</b>	<b>\$811</b>	<b>\$895</b>
55%	\$539	\$577	\$693	\$799	\$892	\$984
60%	\$588	\$630	\$756	\$872	\$973	\$1,074
80%	\$784	\$840	\$1,008	\$1,163	\$1,298	\$1,432

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