

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

Marion 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	\$55,800
Actual 2013 Median ³	\$57,000
Actual 2012 Median ³	\$60,000
2014 HERA Special Median	\$60,600 (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 exist ² in 2008?	Use: HERA Special 2014
If NO, did it exist ² :	Between Jan 1, 2009 - Dec 10, 2012 Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013 Use: Actual Incomes 2013
	On or After Dec 18th 2013 Use: Actual Incomes 2014

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,730	\$13,410	\$15,090	\$16,740	\$18,090	\$19,440	\$20,760	\$22,110
35%	\$13,685	\$15,645	\$17,605	\$19,530	\$21,105	\$22,680	\$24,220	\$25,795
40%	\$15,640	\$17,880	\$20,120	\$22,320	\$24,120	\$25,920	\$27,680	\$29,480
45%	\$17,595	\$20,115	\$22,635	\$25,110	\$27,135	\$29,160	\$31,140	\$33,165
50%	\$19,550	\$22,350	\$25,150	\$27,900	\$30,150	\$32,400	\$34,600	\$36,850
55%	\$21,505	\$24,585	\$27,665	\$30,690	\$33,165	\$35,640	\$38,060	\$40,535
60%	\$23,460	\$26,820	\$30,180	\$33,480	\$36,180	\$38,880	\$41,520	\$44,220
80%	\$31,280	\$35,760	\$40,240	\$44,640	\$48,240	\$51,840	\$55,360	\$58,960

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,970	\$13,680	\$15,390	\$17,100	\$18,480	\$19,860	\$21,210	\$22,590
35%	\$13,965	\$15,960	\$17,955	\$19,950	\$21,560	\$23,170	\$24,745	\$26,355
40%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,640	\$26,480	\$28,280	\$30,120
45%	\$17,955	\$20,520	\$23,085	\$25,650	\$27,720	\$29,790	\$31,815	\$33,885
50%	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650
55%	\$21,945	\$25,080	\$28,215	\$31,350	\$33,880	\$36,410	\$38,885	\$41,415
60%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,720	\$42,420	\$45,180
80%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,280	\$52,960	\$56,560	\$60,240

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,600	\$14,400	\$16,200	\$18,000	\$19,440	\$20,880	\$22,320	\$23,760
35%	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720
40%	\$16,800	\$19,200	\$21,600	\$24,000	\$25,920	\$27,840	\$29,760	\$31,680
45%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
50%	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
55%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
60%	\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
80%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,840	\$55,680	\$59,520	\$63,360

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,750	\$14,550	\$16,380	\$18,180	\$19,650	\$21,090	\$22,560	\$24,000
35%	\$14,875	\$16,975	\$19,110	\$21,210	\$22,925	\$24,605	\$26,320	\$28,000
40%	\$17,000	\$19,400	\$21,840	\$24,240	\$26,200	\$28,120	\$30,080	\$32,000
45%	\$19,125	\$21,825	\$24,570	\$27,270	\$29,475	\$31,635	\$33,840	\$36,000
50%	\$21,250	\$24,250	\$27,300	\$30,300	\$32,750	\$35,150	\$37,600	\$40,000
55%	\$23,375	\$26,675	\$30,030	\$33,330	\$36,025	\$38,665	\$41,360	\$44,000
60%	\$25,500	\$29,100	\$32,760	\$36,360	\$39,300	\$42,180	\$45,120	\$48,000
80%	\$34,000	\$38,800	\$43,680	\$48,480	\$52,400	\$56,240	\$60,160	\$64,000

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 Marion 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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2014 HERA Special Median	\$60,600 (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--

Did the project exist² in 2008?	Use: HERA Special 2014	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013
	On or After Dec 18th 2013	Use: Actual Incomes 2014

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$293	\$314	\$377	\$435	\$486	\$535
35%	\$342	\$366	\$440	\$507	\$567	\$625
40%	\$391	\$419	\$503	\$580	\$648	\$714
45%	\$439	\$471	\$565	\$653	\$729	\$803
50%	\$488	\$523	\$628	\$725	\$810	\$893
55%	\$537	\$576	\$691	\$798	\$891	\$982
60%	\$586	\$628	\$754	\$870	\$972	\$1,071
80%	\$782	\$838	\$1,006	\$1,161	\$1,296	\$1,429

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$299	\$320	\$384	\$444	\$496	\$547
35%	\$349	\$374	\$448	\$518	\$579	\$638
40%	\$399	\$427	\$513	\$593	\$662	\$730
45%	\$448	\$480	\$577	\$667	\$744	\$821
50%	\$498	\$534	\$641	\$741	\$827	\$912
55%	\$548	\$587	\$705	\$815	\$910	\$1,003
60%	\$598	\$641	\$769	\$889	\$993	\$1,095
80%	\$798	\$855	\$1,026	\$1,186	\$1,324	\$1,460

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$315	\$337	\$405	\$468	\$522	\$576
35%	\$367	\$393	\$472	\$546	\$609	\$672
40%	\$420	\$450	\$540	\$624	\$696	\$768
45%	\$472	\$506	\$607	\$702	\$783	\$864
50%	\$525	\$562	\$675	\$780	\$870	\$960
55%	\$577	\$618	\$742	\$858	\$957	\$1,056
60%	\$630	\$675	\$810	\$936	\$1,044	\$1,152
80%	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536

Rents based on HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$318	\$341	\$409	\$472	\$527	\$582
35%	\$371	\$398	\$477	\$551	\$615	\$679
40%	\$425	\$455	\$546	\$630	\$703	\$776
45%	\$478	\$511	\$614	\$709	\$790	\$873
50%	\$531	\$568	\$682	\$788	\$878	\$970
55%	\$584	\$625	\$750	\$866	\$966	\$1,067
60%	\$637	\$682	\$819	\$945	\$1,054	\$1,164
80%	\$850	\$910	\$1,092	\$1,261	\$1,406	\$1,552

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