

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

Tillamook 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	\$53,500
Actual 2013 Median ³	\$54,000
Actual 2012 Median ³	\$55,300
2014 HERA Special Median	\$55,500 (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%	\$11,250	\$12,840	\$14,460	\$16,050	\$17,340	\$18,630	\$19,920	\$21,210
35%	\$13,125	\$14,980	\$16,870	\$18,725	\$20,230	\$21,735	\$23,240	\$24,745
40%	\$15,000	\$17,120	\$19,280	\$21,400	\$23,120	\$24,840	\$26,560	\$28,280
45%	\$16,875	\$19,260	\$21,690	\$24,075	\$26,010	\$27,945	\$29,880	\$31,815
50%	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,200	\$35,350
55%	\$20,625	\$23,540	\$26,510	\$29,425	\$31,790	\$34,155	\$36,520	\$38,885
60%	\$22,500	\$25,680	\$28,920	\$32,100	\$34,680	\$37,260	\$39,840	\$42,420
80%	\$30,000	\$34,240	\$38,560	\$42,800	\$46,240	\$49,680	\$53,120	\$56,560

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390
35%	\$13,230	\$15,120	\$17,010	\$18,900	\$20,440	\$21,945	\$23,450	\$24,955
40%	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520
45%	\$17,010	\$19,440	\$21,870	\$24,300	\$26,280	\$28,215	\$30,150	\$32,085
50%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$31,350	\$33,500	\$35,650
55%	\$20,790	\$23,760	\$26,730	\$29,700	\$32,120	\$34,485	\$36,850	\$39,215
60%	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780
80%	\$30,240	\$34,560	\$38,880	\$43,200	\$46,720	\$50,160	\$53,600	\$57,040

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,640	\$13,290	\$14,940	\$16,590	\$17,940	\$19,260	\$20,580	\$21,900
35%	\$13,580	\$15,505	\$17,430	\$19,355	\$20,930	\$22,470	\$24,010	\$25,550
40%	\$15,520	\$17,720	\$19,920	\$22,120	\$23,920	\$25,680	\$27,440	\$29,200
45%	\$17,460	\$19,935	\$22,410	\$24,885	\$26,910	\$28,890	\$30,870	\$32,850
50%	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500
55%	\$21,340	\$24,365	\$27,390	\$30,415	\$32,890	\$35,310	\$37,730	\$40,150
60%	\$23,280	\$26,580	\$29,880	\$33,180	\$35,880	\$38,520	\$41,160	\$43,800
80%	\$31,040	\$35,440	\$39,840	\$44,240	\$47,840	\$51,360	\$54,880	\$58,400

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990
35%	\$13,615	\$15,540	\$17,500	\$19,425	\$21,000	\$22,540	\$24,115	\$25,655
40%	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320
45%	\$17,505	\$19,980	\$22,500	\$24,975	\$27,000	\$28,980	\$31,005	\$32,985
50%	\$19,450	\$22,200	\$25,000	\$27,750	\$30,000	\$32,200	\$34,450	\$36,650
55%	\$21,395	\$24,420	\$27,500	\$30,525	\$33,000	\$35,420	\$37,895	\$40,315
60%	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980
80%	\$31,120	\$35,520	\$40,000	\$44,400	\$48,000	\$51,520	\$55,120	\$58,640

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:

Tillamook 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

Tillamook County, Oregon



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2014 HERA Special Median	\$55,500 (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%	\$281	\$301	\$361	\$417	\$465	\$514
35%	\$328	\$351	\$421	\$486	\$543	\$599
40%	\$375	\$401	\$482	\$556	\$621	\$685
45%	\$421	\$451	\$542	\$626	\$698	\$771
50%	\$468	\$501	\$602	\$695	\$776	\$856
55%	\$515	\$552	\$662	\$765	\$853	\$942
60%	\$562	\$602	\$723	\$834	\$931	\$1,028
80%	\$750	\$803	\$964	\$1,113	\$1,242	\$1,371

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$283	\$303	\$364	\$421	\$470	\$518
35%	\$330	\$354	\$425	\$491	\$548	\$605
40%	\$378	\$405	\$486	\$562	\$627	\$691
45%	\$425	\$455	\$546	\$632	\$705	\$777
50%	\$472	\$506	\$607	\$702	\$783	\$864
55%	\$519	\$556	\$668	\$772	\$862	\$950
60%	\$567	\$607	\$729	\$843	\$940	\$1,037
80%	\$756	\$810	\$972	\$1,124	\$1,254	\$1,383

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$311	\$373	\$431	\$481	\$531
35%	\$339	\$363	\$435	\$503	\$561	\$619
40%	\$388	\$415	\$498	\$575	\$642	\$708
45%	\$436	\$467	\$560	\$647	\$722	\$796
50%	\$485	\$519	\$622	\$719	\$802	\$885
55%	\$533	\$571	\$684	\$791	\$882	\$973
60%	\$582	\$623	\$747	\$863	\$963	\$1,062
80%	\$776	\$831	\$996	\$1,151	\$1,284	\$1,416

Rents based on HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$312	\$375	\$433	\$483	\$533
35%	\$340	\$364	\$437	\$505	\$563	\$622
40%	\$389	\$416	\$500	\$577	\$644	\$711
45%	\$437	\$468	\$562	\$649	\$724	\$799
50%	\$486	\$520	\$625	\$721	\$805	\$888
55%	\$534	\$572	\$687	\$794	\$885	\$977
60%	\$583	\$624	\$750	\$866	\$966	\$1,066
80%	\$778	\$833	\$1,000	\$1,155	\$1,288	\$1,422

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