

2020 -- Income Limits for LIHTC & Tax-Exempt Bonds

Clackamas County, Oregon



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

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

Actual 2020 Median ³	\$92,100	
2020 HERA Special Median	\$92,600	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)¹

Not All Clackamas County is considered urban within its major cities. To verify your address and accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

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

Did the project exist² in 2008?	<i>Use: HERA Special 2020</i>	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/31/2020	<i>Use: Actual Incomes 2020</i>	<i>Use: Actual Incomes 2020</i>
On or After 4/1/20	<i>Use: Actual Incomes 2020</i>	<i>Use: Actual Incomes 2020</i>

Actual Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$19,350	\$22,110	\$24,870	\$27,630	\$29,850	\$32,070	\$34,290	\$36,480
35%	\$22,575	\$25,795	\$29,015	\$32,235	\$34,825	\$37,415	\$40,005	\$42,560
40%	\$25,800	\$29,480	\$33,160	\$36,840	\$39,800	\$42,760	\$45,720	\$48,640
45%	\$29,025	\$33,165	\$37,305	\$41,445	\$44,775	\$48,105	\$51,435	\$54,720
50%	\$32,250	\$36,850	\$41,450	\$46,050	\$49,750	\$53,450	\$57,150	\$60,800
55%	\$35,475	\$40,535	\$45,595	\$50,655	\$54,725	\$58,795	\$62,865	\$66,880
60%	\$38,700	\$44,220	\$49,740	\$55,260	\$59,700	\$64,140	\$68,580	\$72,960
80%	\$51,600	\$58,960	\$66,320	\$73,680	\$79,600	\$85,520	\$91,440	\$97,280

HERA Special Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$19,470	\$22,230	\$25,020	\$27,780	\$30,030	\$32,250	\$34,470	\$36,690
35%	\$22,715	\$25,935	\$29,190	\$32,410	\$35,035	\$37,625	\$40,215	\$42,805
40%	\$25,960	\$29,640	\$33,360	\$37,040	\$40,040	\$43,000	\$45,960	\$48,920
45%	\$29,205	\$33,345	\$37,530	\$41,670	\$45,045	\$48,375	\$51,705	\$55,035
50%	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
55%	\$35,695	\$40,755	\$45,870	\$50,930	\$55,055	\$59,125	\$63,195	\$67,265
60%	\$38,940	\$44,460	\$50,040	\$55,560	\$60,060	\$64,500	\$68,940	\$73,380
80%	\$51,920	\$59,280	\$66,720	\$74,080	\$80,080	\$86,000	\$91,920	\$97,840

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% 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:

<https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/2020-National-Non-Metro-Median->

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 March 31, 2020 Per Revenue Ruling 94-57, owners will have until May 15, 2020 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.

2020 -- Rents for LIHTC & Tax-Exempt Bonds

Clackamas County, Oregon



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

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

Actual 2020 Median ³	\$92,100	
2020 HERA Special Median	\$92,600	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Rents Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)¹

Not All Clackamas County is considered urban within its major cities. To verify your address and accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

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

Did the project exist² in 2008?	Use: HERA Special 2020	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/31/2020	Use: Actual Incomes 2020	Use: Actual Incomes 2020
On or After 4/1/2020	Use: Actual Incomes 2020	Use: Actual Incomes 2020

Rents based on Actual Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$362	\$483	\$518	\$621	\$718	\$801	\$884
35%	\$423	\$564	\$604	\$725	\$838	\$935	\$1,032
40%	\$483	\$645	\$691	\$829	\$958	\$1,069	\$1,179
45%	\$543	\$725	\$777	\$932	\$1,077	\$1,202	\$1,326
50%	\$604	\$806	\$863	\$1,036	\$1,197	\$1,336	\$1,474
55%	\$664	\$886	\$950	\$1,139	\$1,317	\$1,469	\$1,621
60%	\$725	\$967	\$1,036	\$1,243	\$1,437	\$1,603	\$1,769
80%	\$967	\$1,290	\$1,382	\$1,658	\$1,916	\$2,138	\$2,359

Rents based on HERA Special Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$364	\$486	\$521	\$625	\$722	\$806	\$889
35%	\$425	\$567	\$608	\$729	\$843	\$940	\$1,037
40%	\$486	\$649	\$695	\$834	\$963	\$1,075	\$1,186
45%	\$547	\$730	\$781	\$938	\$1,083	\$1,209	\$1,334
50%	\$608	\$811	\$868	\$1,042	\$1,204	\$1,343	\$1,482
55%	\$669	\$892	\$955	\$1,146	\$1,324	\$1,478	\$1,630
60%	\$729	\$973	\$1,042	\$1,251	\$1,445	\$1,612	\$1,779
80%	\$973	\$1,298	\$1,390	\$1,668	\$1,927	\$2,150	\$2,372

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use applicable 4% 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:

<https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/2020-National-Non-Metro-Median-Income.pdf>

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 rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on March 31, 2020. Per Revenue Ruling 94-57, owners will have until May 15, 2020 to implement these new MTSP rent limits (45 days from their effective date). If the gross rent floors (established at credit allocation or the project's PIS date; refer to Revenue Procedure 94-57) are higher than the current rent limits, the gross rent floors may be used. However, income limits are still based on the current applicable rate. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.