



2013 -- Income Limits for LIHTC & Tax-Exempt Bonds Columbia County, Oregon



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

| | | |
|---------------------------------|----------|--|
| Actual 2013 Median ³ | \$69,400 | |
| Actual 2012 Median ³ | \$73,000 | |
| Ntnl Non-Metro 2013 Median | \$52,400 | <i>(applies to 9% credits only in non-metro areas)</i> |
| 2013 HERA Special Median | \$73,400 | <i>(applies to projects in existence before January 1, 2009)</i> |

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

YES Columbia County is considered Rural. To verify current 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 exist ² in 2008? | If NO, did it exist ² : Between Jan 1, 2009 - Dec 10, 2012 | If NO, did it exist ² : On or After Dec 11th 2012 |
|--|--|---|
| -- If it's a 4% Tax Credit Project Use: HERA Special 2013 | -- If it's a 4% Tax Credit Project Use: Actual Incomes 2012 | -- If it's a 4% Tax Credit Project Use: Actual Incomes 2013 |
| -- If it's a 9% Tax Credit Project Use: HERA Special 2013 | -- If it's a 9% Tax Credit Project Use: Actual Incomes 2012 | -- If it's a 9% Tax Credit Project Use: Actual Incomes 2013 |

| Actual Income Limits 2013 | | | | | | | | |
|----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| % MFI | 1 Pers | 2 Pers | 3 Pers | 4 Pers | 5 Pers | 6 Pers | 7 Pers | 8 Pers |
| 30% | \$14,580 | \$16,680 | \$18,750 | \$20,820 | \$22,500 | \$24,180 | \$25,830 | \$27,510 |
| 35% | \$17,010 | \$19,460 | \$21,875 | \$24,290 | \$26,250 | \$28,210 | \$30,135 | \$32,095 |
| 40% | \$19,440 | \$22,240 | \$25,000 | \$27,760 | \$30,000 | \$32,240 | \$34,440 | \$36,680 |
| 45% | \$21,870 | \$25,020 | \$28,125 | \$31,230 | \$33,750 | \$36,270 | \$38,745 | \$41,265 |
| 50% | \$24,300 | \$27,800 | \$31,250 | \$34,700 | \$37,500 | \$40,300 | \$43,050 | \$45,850 |
| 55% | \$26,730 | \$30,580 | \$34,375 | \$38,170 | \$41,250 | \$44,330 | \$47,355 | \$50,435 |
| 60% | \$29,160 | \$33,360 | \$37,500 | \$41,640 | \$45,000 | \$48,360 | \$51,660 | \$55,020 |
| 80% | \$38,880 | \$44,480 | \$50,000 | \$55,520 | \$60,000 | \$64,480 | \$68,880 | \$73,360 |

| Actual Income Limits 2012 | | | | | | | | |
|----------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| % MFI | 1 Pers | 2 Pers | 3 Pers | 4 Pers | 5 Pers | 6 Pers | 7 Pers | 8 Pers |
| 30% | \$15,330 | \$17,520 | \$19,710 | \$21,900 | \$23,670 | \$25,410 | \$27,180 | \$28,920 |
| 35% | \$17,885 | \$20,440 | \$22,995 | \$25,550 | \$27,615 | \$29,645 | \$31,710 | \$33,740 |
| 40% | \$20,440 | \$23,360 | \$26,280 | \$29,200 | \$31,560 | \$33,880 | \$36,240 | \$38,560 |
| 45% | \$22,995 | \$26,280 | \$29,565 | \$32,850 | \$35,505 | \$38,115 | \$40,770 | \$43,380 |
| 50% | \$25,550 | \$29,200 | \$32,850 | \$36,500 | \$39,450 | \$42,350 | \$45,300 | \$48,200 |
| 55% | \$28,105 | \$32,120 | \$36,135 | \$40,150 | \$43,395 | \$46,585 | \$49,830 | \$53,020 |
| 60% | \$30,660 | \$35,040 | \$39,420 | \$43,800 | \$47,340 | \$50,820 | \$54,360 | \$57,840 |
| 80% | \$40,880 | \$46,720 | \$52,560 | \$58,400 | \$63,120 | \$67,760 | \$72,480 | \$77,120 |

| HERA Special Income Limits 2013 | | | | | | | | |
|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| % MFI | 1 Pers | 2 Pers | 3 Pers | 4 Pers | 5 Pers | 6 Pers | 7 Pers | 8 Pers |
| 30% | \$15,420 | \$17,640 | \$19,830 | \$22,020 | \$23,790 | \$25,560 | \$27,330 | \$29,070 |
| 35% | \$17,990 | \$20,580 | \$23,135 | \$25,690 | \$27,755 | \$29,820 | \$31,885 | \$33,915 |
| 40% | \$20,560 | \$23,520 | \$26,440 | \$29,360 | \$31,720 | \$34,080 | \$36,440 | \$38,760 |
| 45% | \$23,130 | \$26,460 | \$29,745 | \$33,030 | \$35,685 | \$38,340 | \$40,995 | \$43,605 |
| 50% | \$25,700 | \$29,400 | \$33,050 | \$36,700 | \$39,650 | \$42,600 | \$45,550 | \$48,450 |
| 55% | \$28,270 | \$32,340 | \$36,355 | \$40,370 | \$43,615 | \$46,860 | \$50,105 | \$53,295 |
| 60% | \$30,840 | \$35,280 | \$39,660 | \$44,040 | \$47,580 | \$51,120 | \$54,660 | \$58,140 |
| 80% | \$41,120 | \$47,040 | \$52,880 | \$58,720 | \$63,440 | \$68,160 | \$72,880 | \$77,520 |

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use Actual 2013 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:

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 4, 2012 (updated 12/11). Per Revenue Ruling 94-57, owners will have until January 18, 2013 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.



2013 -- Rents for LIHTC & Tax-Exempt Bonds Columbia County, Oregon



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

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

| | | |
|---------------------------------|----------|--|
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| 2013 HERA Special Median | \$73,400 | <i>(applies to projects in existence before January 1, 2009)</i> |

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

YES Columbia County is considered Rural. To verify current 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 exist ² in 2008? | If NO, did it exist ² : Between Jan 1, 2009 - Dec 10, 2012 | If NO, did it exist ² : On or After Dec 11th 2012 |
|--|--|---|
| -- If it's a 4% Tax Credit Project Use: HERA Special 2013 | -- If it's a 4% Tax Credit Project Use: Actual Incomes 2012 | -- If it's a 4% Tax Credit Project Use: Actual Incomes 2013 |
| -- If it's a 9% Tax Credit Project Use: HERA Special 2013 | -- If it's a 9% Tax Credit Project Use: Actual Incomes 2012 | -- If it's a 9% Tax Credit Project Use: Actual Incomes 2013 |

| Rents based on Actual Income Limits 2013 | | | | | | |
|---|--------------|--------------|--------------|--------------|----------------|----------------|
| % MFI | 0 Bdrm | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 5 Bdrm |
| 30% | \$364 | \$390 | \$468 | \$541 | \$604 | \$666 |
| 35% | \$425 | \$455 | \$546 | \$631 | \$705 | \$777 |
| 40% | \$486 | \$521 | \$625 | \$722 | \$806 | \$889 |
| 45% | \$546 | \$586 | \$703 | \$812 | \$906 | \$1,000 |
| 50% | \$607 | \$651 | \$781 | \$902 | \$1,007 | \$1,111 |
| 55% | \$668 | \$716 | \$859 | \$992 | \$1,108 | \$1,222 |
| 60% | \$729 | \$781 | \$937 | \$1,083 | \$1,209 | \$1,333 |
| 80% | \$972 | \$1,042 | \$1,250 | \$1,444 | \$1,612 | \$1,778 |

| Rents based on Actual Income Limits 2012 | | | | | | |
|---|--------------|--------------|--------------|--------------|----------------|----------------|
| % MFI | 0 Bdrm | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 5 Bdrm |
| 30% | \$383 | \$410 | \$492 | \$569 | \$635 | \$701 |
| 35% | \$447 | \$479 | \$574 | \$664 | \$741 | \$818 |
| 40% | \$511 | \$547 | \$657 | \$759 | \$847 | \$935 |
| 45% | \$574 | \$615 | \$739 | \$854 | \$952 | \$1,051 |
| 50% | \$638 | \$684 | \$821 | \$949 | \$1,058 | \$1,168 |
| 55% | \$702 | \$752 | \$903 | \$1,044 | \$1,164 | \$1,285 |
| 60% | \$766 | \$821 | \$985 | \$1,139 | \$1,270 | \$1,402 |
| 80% | \$1,022 | \$1,095 | \$1,314 | \$1,519 | \$1,694 | \$1,870 |

| Rents based on HERA Special Income Limits 2013 | | | | | | |
|---|--------------|--------------|--------------|--------------|----------------|----------------|
| % MFI | 0 Bdrm | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4 Bdrm | 5 Bdrm |
| 30% | \$385 | \$413 | \$495 | \$572 | \$639 | \$705 |
| 35% | \$449 | \$482 | \$578 | \$668 | \$745 | \$822 |
| 40% | \$514 | \$551 | \$661 | \$763 | \$852 | \$940 |
| 45% | \$578 | \$619 | \$743 | \$858 | \$958 | \$1,057 |
| 50% | \$642 | \$688 | \$826 | \$954 | \$1,065 | \$1,175 |
| 55% | \$706 | \$757 | \$908 | \$1,049 | \$1,171 | \$1,292 |
| 60% | \$771 | \$826 | \$991 | \$1,145 | \$1,278 | \$1,410 |
| 80% | \$1,028 | \$1,102 | \$1,322 | \$1,527 | \$1,704 | \$1,880 |

Notes:

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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 rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on December 4, 2012 (updated 12/11). Per Revenue Ruling 94-57, owners will have until January 18, 2013 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.