



2013 -- Income Limits for LIHTC & Tax-Exempt Bonds Deschutes 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	\$63,100	
Actual 2012 Median ³	\$66,400	
Ntnl Non-Metro 2013 Median	\$52,400	<i>(applies to projects in existence before January 1, 2009)</i>
2013 HERA Special Median	\$67,100	<i>(applies to 9% credits only in non-metro areas)</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

Not All Deschutes County is considered urban within it's 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 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%	\$13,260	\$15,150	\$17,040	\$18,930	\$20,460	\$21,960	\$23,490	\$24,990
35%	\$15,470	\$17,675	\$19,880	\$22,085	\$23,870	\$25,620	\$27,405	\$29,155
40%	\$17,680	\$20,200	\$22,720	\$25,240	\$27,280	\$29,280	\$31,320	\$33,320
45%	\$19,890	\$22,725	\$25,560	\$28,395	\$30,690	\$32,940	\$35,235	\$37,485
50%	\$22,100	\$25,250	\$28,400	\$31,550	\$34,100	\$36,600	\$39,150	\$41,650
55%	\$24,310	\$27,775	\$31,240	\$34,705	\$37,510	\$40,260	\$43,065	\$45,815
60%	\$26,520	\$30,300	\$34,080	\$37,860	\$40,920	\$43,920	\$46,980	\$49,980
80%	\$35,360	\$40,400	\$45,440	\$50,480	\$54,560	\$58,560	\$62,640	\$66,640

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,950	\$15,960	\$17,940	\$19,920	\$21,540	\$23,130	\$24,720	\$26,310
35%	\$16,275	\$18,620	\$20,930	\$23,240	\$25,130	\$26,985	\$28,840	\$30,695
40%	\$18,600	\$21,280	\$23,920	\$26,560	\$28,720	\$30,840	\$32,960	\$35,080
45%	\$20,925	\$23,940	\$26,910	\$29,880	\$32,310	\$34,695	\$37,080	\$39,465
50%	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850
55%	\$25,575	\$29,260	\$32,890	\$36,520	\$39,490	\$42,405	\$45,320	\$48,235
60%	\$27,900	\$31,920	\$35,880	\$39,840	\$43,080	\$46,260	\$49,440	\$52,620
80%	\$37,200	\$42,560	\$47,840	\$53,120	\$57,440	\$61,680	\$65,920	\$70,160

HERA Special Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$14,100	\$16,110	\$18,120	\$20,130	\$21,750	\$23,370	\$24,990	\$26,580
35%	\$16,450	\$18,795	\$21,140	\$23,485	\$25,375	\$27,265	\$29,155	\$31,010
40%	\$18,800	\$21,480	\$24,160	\$26,840	\$29,000	\$31,160	\$33,320	\$35,440
45%	\$21,150	\$24,165	\$27,180	\$30,195	\$32,625	\$35,055	\$37,485	\$39,870
50%	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,950	\$41,650	\$44,300
55%	\$25,850	\$29,535	\$33,220	\$36,905	\$39,875	\$42,845	\$45,815	\$48,730
60%	\$28,200	\$32,220	\$36,240	\$40,260	\$43,500	\$46,740	\$49,980	\$53,160
80%	\$37,600	\$42,960	\$48,320	\$53,680	\$58,000	\$62,320	\$66,640	\$70,880

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 Deschutes County, Oregon



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

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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

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<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
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Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$331	\$355	\$426	\$492	\$549	\$606
35%	\$386	\$414	\$497	\$574	\$640	\$707
40%	\$442	\$473	\$568	\$656	\$732	\$808
45%	\$497	\$532	\$639	\$738	\$823	\$909
50%	\$552	\$591	\$710	\$820	\$915	\$1,010
55%	\$607	\$651	\$781	\$902	\$1,006	\$1,111
60%	\$663	\$710	\$852	\$984	\$1,098	\$1,212
80%	\$884	\$947	\$1,136	\$1,313	\$1,464	\$1,616

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$348	\$373	\$448	\$518	\$578	\$637
35%	\$406	\$436	\$523	\$604	\$674	\$744
40%	\$465	\$498	\$598	\$691	\$771	\$850
45%	\$523	\$560	\$672	\$777	\$867	\$956
50%	\$581	\$623	\$747	\$863	\$963	\$1,063
55%	\$639	\$685	\$822	\$950	\$1,060	\$1,169
60%	\$697	\$747	\$897	\$1,036	\$1,156	\$1,275
80%	\$930	\$997	\$1,196	\$1,382	\$1,542	\$1,701

Rents based on HERA Special Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$352	\$377	\$453	\$523	\$584	\$644
35%	\$411	\$440	\$528	\$610	\$681	\$752
40%	\$470	\$503	\$604	\$698	\$779	\$859
45%	\$528	\$566	\$679	\$785	\$876	\$966
50%	\$587	\$629	\$755	\$872	\$973	\$1,074
55%	\$646	\$692	\$830	\$959	\$1,071	\$1,181
60%	\$705	\$755	\$906	\$1,047	\$1,168	\$1,289
80%	\$940	\$1,007	\$1,208	\$1,396	\$1,558	\$1,719

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