



2013 -- Income Limits for LIHTC & Tax-Exempt Bonds Wheeler 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	\$51,300	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2013 Median	\$52,400	<i>(applies to 9% credits only in non-metro areas)</i>
2013 HERA Special Median	\$54,500	<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 Wheeler 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: Ntnl Non-Metro 2013 ¹

Actual Income Limits 2013								
Actual Incomr	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,800	\$12,330	\$13,860	\$15,390	\$16,650	\$17,880	\$19,110	\$20,340
35%	\$12,600	\$14,385	\$16,170	\$17,955	\$19,425	\$20,860	\$22,295	\$23,730
40%	\$14,400	\$16,440	\$18,480	\$20,520	\$22,200	\$23,840	\$25,480	\$27,120
45%	\$16,200	\$18,495	\$20,790	\$23,085	\$24,975	\$26,820	\$28,665	\$30,510
50%	\$18,000	\$20,550	\$23,100	\$25,650	\$27,750	\$29,800	\$31,850	\$33,900
55%	\$19,800	\$22,605	\$25,410	\$28,215	\$30,525	\$32,780	\$35,035	\$37,290
60%	\$21,600	\$24,660	\$27,720	\$30,780	\$33,300	\$35,760	\$38,220	\$40,680
80%	\$28,800	\$32,880	\$36,960	\$41,040	\$44,400	\$47,680	\$50,960	\$54,240

Actual Income Limits 2012								
Actual Incomr	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,840	\$14,430	\$16,020	\$17,310	\$18,600	\$19,890	\$21,150
35%	\$13,090	\$14,980	\$16,835	\$18,690	\$20,195	\$21,700	\$23,205	\$24,675
40%	\$14,960	\$17,120	\$19,240	\$21,360	\$23,080	\$24,800	\$26,520	\$28,200
45%	\$16,830	\$19,260	\$21,645	\$24,030	\$25,965	\$27,900	\$29,835	\$31,725
50%	\$18,700	\$21,400	\$24,050	\$26,700	\$28,850	\$31,000	\$33,150	\$35,250
55%	\$20,570	\$23,540	\$26,455	\$29,370	\$31,735	\$34,100	\$36,465	\$38,775
60%	\$22,440	\$25,680	\$28,860	\$32,040	\$34,620	\$37,200	\$39,780	\$42,300
80%	\$29,920	\$34,240	\$38,480	\$42,720	\$46,160	\$49,600	\$53,040	\$56,400

HERA Special Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,460	\$13,080	\$14,730	\$16,350	\$17,670	\$18,990	\$20,280	\$21,600
35%	\$13,370	\$15,260	\$17,185	\$19,075	\$20,615	\$22,155	\$23,660	\$25,200
40%	\$15,280	\$17,440	\$19,640	\$21,800	\$23,560	\$25,320	\$27,040	\$28,800
45%	\$17,190	\$19,620	\$22,095	\$24,525	\$26,505	\$28,485	\$30,420	\$32,400
50%	\$19,100	\$21,800	\$24,550	\$27,250	\$29,450	\$31,650	\$33,800	\$36,000
55%	\$21,010	\$23,980	\$27,005	\$29,975	\$32,395	\$34,815	\$37,180	\$39,600
60%	\$22,920	\$26,160	\$29,460	\$32,700	\$35,340	\$37,980	\$40,560	\$43,200
80%	\$30,560	\$34,880	\$39,280	\$43,600	\$47,120	\$50,640	\$54,080	\$57,600

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 Wheeler County, Oregon



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

Actual 2013 Median ³	\$51,300	
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Ntnl Non-Metro 2013 Median	\$52,400	(applies to 9% credits only in non-metro areas)
2013 HERA Special Median	\$54,500	(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

YES Wheeler 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: Ntnl Non-Metro 2013 ¹

Rents based on Actual Income Limits 2013						
Rents based	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$270	\$289	\$346	\$400	\$447	\$493
35%	\$315	\$337	\$404	\$467	\$521	\$575
40%	\$360	\$385	\$462	\$534	\$596	\$657
45%	\$405	\$433	\$519	\$600	\$670	\$739
50%	\$450	\$481	\$577	\$667	\$745	\$821
55%	\$495	\$530	\$635	\$734	\$819	\$904
60%	\$540	\$578	\$693	\$801	\$894	\$986
80%	\$720	\$771	\$924	\$1,068	\$1,192	\$1,315

Rents based on Actual Income Limits 2012						
Rents based	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$416	\$465	\$513
35%	\$327	\$350	\$420	\$486	\$542	\$598
40%	\$374	\$401	\$481	\$555	\$620	\$684
45%	\$420	\$451	\$541	\$624	\$697	\$769
50%	\$467	\$501	\$601	\$694	\$775	\$855
55%	\$514	\$551	\$661	\$763	\$852	\$940
60%	\$561	\$601	\$721	\$833	\$930	\$1,026
80%	\$748	\$802	\$962	\$1,111	\$1,240	\$1,368

Rents based on HERA Special Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$286	\$306	\$368	\$425	\$474	\$523
35%	\$334	\$357	\$429	\$496	\$553	\$610
40%	\$382	\$409	\$491	\$567	\$633	\$698
45%	\$429	\$460	\$552	\$637	\$712	\$785
50%	\$477	\$511	\$613	\$708	\$791	\$872
55%	\$525	\$562	\$675	\$779	\$870	\$959
60%	\$573	\$613	\$736	\$850	\$949	\$1,047
80%	\$764	\$818	\$982	\$1,134	\$1,266	\$1,396

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.



2013 -- National Non-Metro Median Income



\$52,400 *(applies to 9% credits only in non-metro areas)*

Ntnl Non-Metro Income Limits 2013								
% MFI	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$11,010	\$12,570	\$14,160	\$15,720	\$16,980	\$18,240	\$19,500	\$20,760
35%	\$12,845	\$14,665	\$16,520	\$18,340	\$19,810	\$21,280	\$22,750	\$24,220
40%	\$14,680	\$16,760	\$18,880	\$20,960	\$22,640	\$24,320	\$26,000	\$27,680
45%	\$16,515	\$18,855	\$21,240	\$23,580	\$25,470	\$27,360	\$29,250	\$31,140
50%	\$18,350	\$20,950	\$23,600	\$26,200	\$28,300	\$30,400	\$32,500	\$34,600
55%	\$20,185	\$23,045	\$25,960	\$28,820	\$31,130	\$33,440	\$35,750	\$38,060
60%	\$22,020	\$25,140	\$28,320	\$31,440	\$33,960	\$36,480	\$39,000	\$41,520
80%	\$29,360	\$33,520	\$37,760	\$41,920	\$45,280	\$48,640	\$52,000	\$55,360

Rents based on Ntnl Non-Metro Income Limits 2013						
% MFI	<u>0 Bdrm</u>	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>	<u>5 Bdrm</u>
30%	\$275	\$294	\$354	\$408	\$456	\$503
35%	\$321	\$343	\$413	\$476	\$532	\$587
40%	\$367	\$393	\$472	\$545	\$608	\$671
45%	\$412	\$442	\$531	\$613	\$684	\$754
50%	\$458	\$491	\$590	\$681	\$760	\$838
55%	\$504	\$540	\$649	\$749	\$836	\$922
60%	\$550	\$589	\$708	\$817	\$912	\$1,006
80%	\$734	\$786	\$944	\$1,090	\$1,216	\$1,342