

**2019 -- Income Limits for LIHTC & Tax-Exempt Bonds**  
**Benton County, Oregon**

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

Actual 2019 Median <sup>3</sup>	\$83,700
2019 HERA Special Median	\$87,500 (applies to projects in existence before January 1, 2009)

*Median Incomes calculated based on a 4-person household*

**What Income Limit Should You Use?**

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

**Not All** Benton 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--**

<b>Did the project exist<sup>2</sup> in 2008?</b>	<i>Use: HERA Special 2019</i>	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 - 4/23/19</b>	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>
<b>On or After 4/24/19</b>	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>

<b>Actual Income Limits 2019</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$17,580	\$20,100	\$22,620	\$25,110	\$27,120	\$29,130	\$31,140	\$33,150
35%	\$20,510	\$23,450	\$26,390	\$29,295	\$31,640	\$33,985	\$36,330	\$38,675
40%	\$23,440	\$26,800	\$30,160	\$33,480	\$36,160	\$38,840	\$41,520	\$44,200
45%	\$26,370	\$30,150	\$33,930	\$37,665	\$40,680	\$43,695	\$46,710	\$49,725
<b>50%</b>	<b>\$29,300</b>	<b>\$33,500</b>	<b>\$37,700</b>	<b>\$41,850</b>	<b>\$45,200</b>	<b>\$48,550</b>	<b>\$51,900</b>	<b>\$55,250</b>
55%	\$32,230	\$36,850	\$41,470	\$46,035	\$49,720	\$53,405	\$57,090	\$60,775
60%	\$35,160	\$40,200	\$45,240	\$50,220	\$54,240	\$58,260	\$62,280	\$66,300
80%	\$46,880	\$53,600	\$60,320	\$66,960	\$72,320	\$77,680	\$83,040	\$88,400

<b>HERA Special Income Limits 2019</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$18,390	\$21,000	\$23,640	\$26,250	\$28,350	\$30,450	\$32,550	\$34,650
35%	\$21,455	\$24,500	\$27,580	\$30,625	\$33,075	\$35,525	\$37,975	\$40,425
40%	\$24,520	\$28,000	\$31,520	\$35,000	\$37,800	\$40,600	\$43,400	\$46,200
45%	\$27,585	\$31,500	\$35,460	\$39,375	\$42,525	\$45,675	\$48,825	\$51,975
<b>50%</b>	<b>\$30,650</b>	<b>\$35,000</b>	<b>\$39,400</b>	<b>\$43,750</b>	<b>\$47,250</b>	<b>\$50,750</b>	<b>\$54,250</b>	<b>\$57,750</b>
55%	\$33,715	\$38,500	\$43,340	\$48,125	\$51,975	\$55,825	\$59,675	\$63,525
60%	\$36,780	\$42,000	\$47,280	\$52,500	\$56,700	\$60,900	\$65,100	\$69,300
80%	\$49,040	\$56,000	\$63,040	\$70,000	\$75,600	\$81,200	\$86,800	\$92,400

**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:

<http://www.oregon.gov/ohcs/pages/research-income-rent-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 April 24, 2019. Per Revenue Ruling 94-57, owners will have until June 8, 2019 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.

2019 -- Rents for LIHTC & Tax-Exempt Bonds

**Benton County, Oregon**

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Actual 2019 Median <sup>3</sup>	\$83,700
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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)<sup>1</sup>

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

<b>Did the project exist<sup>2</sup> in 2008?</b>	<i>Use: HERA Special 2019</i>	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 - 4/23/19</b>	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>
<b>On or After 4/24/19</b>	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>

<b><u>Rents based on Actual Income Limits 2019</u></b>						
<b><u>% MFI</u></b>	<b><u>0 Bdrm</u></b>	<b><u>1 Bdrm</u></b>	<b><u>2 Bdrm</u></b>	<b><u>3 Bdrm</u></b>	<b><u>4 Bdrm</u></b>	<b><u>5 Bdrm</u></b>
30%	\$439	\$471	\$565	\$652	\$728	\$803
35%	\$512	\$549	\$659	\$761	\$849	\$937
40%	\$586	\$628	\$754	\$870	\$971	\$1,071
45%	\$659	\$706	\$848	\$979	\$1,092	\$1,205
<b>50%</b>	<b>\$732</b>	<b>\$785</b>	<b>\$942</b>	<b>\$1,088</b>	<b>\$1,213</b>	<b>\$1,339</b>
55%	\$805	\$863	\$1,036	\$1,196	\$1,335	\$1,473
60%	\$879	\$942	\$1,131	\$1,305	\$1,456	\$1,607
80%	\$1,172	\$1,256	\$1,508	\$1,741	\$1,942	\$2,143

<b><u>Rents based on HERA Special Income Limits 2019</u></b>						
<b><u>% MFI</u></b>	<b><u>0 Bdrm</u></b>	<b><u>1 Bdrm</u></b>	<b><u>2 Bdrm</u></b>	<b><u>3 Bdrm</u></b>	<b><u>4 Bdrm</u></b>	<b><u>5 Bdrm</u></b>
30%	\$459	\$492	\$591	\$682	\$761	\$840
35%	\$536	\$574	\$689	\$796	\$888	\$980
40%	\$613	\$656	\$788	\$910	\$1,015	\$1,120
45%	\$689	\$738	\$886	\$1,023	\$1,141	\$1,260
<b>50%</b>	<b>\$766</b>	<b>\$820</b>	<b>\$985</b>	<b>\$1,137</b>	<b>\$1,268</b>	<b>\$1,400</b>
55%	\$842	\$902	\$1,083	\$1,251	\$1,395	\$1,540
60%	\$919	\$984	\$1,182	\$1,365	\$1,522	\$1,680
80%	\$1,226	\$1,313	\$1,576	\$1,820	\$2,030	\$2,240

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