

2019 -- Income Limits for LIHTC & Tax-Exempt Bonds

Marion County, Oregon

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

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

Actual 2019 Median ³	\$69,400
2019 HERA Special Median	\$70,100 (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 Marion 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?	Use: HERA Special 2019	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 4/23/19	Use: Actual Incomes 2019	Use: Actual Incomes 2019
On or After 4/24/19	Use: Actual Incomes 2019	Use: Actual Incomes 2019

<u>Actual Income Limits 2019</u>								
<u>% MFI</u>	<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%	\$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

<u>HERA Special Income Limits 2019</u>								
<u>% MFI</u>	<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%	\$14,730	\$16,830	\$18,930	\$21,030	\$22,740	\$24,420	\$26,100	\$27,780
35%	\$17,185	\$19,635	\$22,085	\$24,535	\$26,530	\$28,490	\$30,450	\$32,410
40%	\$19,640	\$22,440	\$25,240	\$28,040	\$30,320	\$32,560	\$34,800	\$37,040
45%	\$22,095	\$25,245	\$28,395	\$31,545	\$34,110	\$36,630	\$39,150	\$41,670
50%	\$24,550	\$28,050	\$31,550	\$35,050	\$37,900	\$40,700	\$43,500	\$46,300
55%	\$27,005	\$30,855	\$34,705	\$38,555	\$41,690	\$44,770	\$47,850	\$50,930
60%	\$29,460	\$33,660	\$37,860	\$42,060	\$45,480	\$48,840	\$52,200	\$55,560
80%	\$39,280	\$44,880	\$50,480	\$56,080	\$60,640	\$65,120	\$69,600	\$74,080

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

Marion County, Oregon

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

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

Actual 2019 Median ³	\$69,400	
2019 HERA Special Median	\$70,100	(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

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<http://eligibility.sc.gov.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?	<i>Use: HERA Special 2019</i>	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 4/23/19	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>
On or After 4/24/19	<i>Use: Actual Incomes 2019</i>	<i>Use: Actual Incomes 2019</i>

<u>Rents based on Actual Income Limits 2019</u>						
<u>% MFI</u>	<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%	\$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

<u>Rents based on HERA Special Income Limits 2019</u>						
<u>% MFI</u>	<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%	\$368	\$394	\$473	\$547	\$610	\$673
35%	\$429	\$460	\$552	\$638	\$712	\$785
40%	\$491	\$526	\$631	\$729	\$814	\$898
45%	\$552	\$591	\$709	\$820	\$915	\$1,010
50%	\$613	\$657	\$788	\$911	\$1,017	\$1,122
55%	\$675	\$723	\$867	\$1,003	\$1,119	\$1,234
60%	\$736	\$789	\$946	\$1,094	\$1,221	\$1,347
80%	\$982	\$1,052	\$1,262	\$1,459	\$1,628	\$1,796

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:

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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 April 24, 2019. Per Revenue Ruling 94-57, owners will have until June 8, 2019 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 guidance.

HUD 94-57/2019