

2020 -- Income Limits for LIHTC & Tax-Exempt Bonds

Benton County, Oregon



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

Actual 2020 Median	\$81,000
Actual 2019 Median	\$83,700
Actual 2018 Median	\$84,100
2020 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 Ntl Non-Metro Median for 9% projects)¹

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--

Did the project exist² in 2008?	Use: HERA Special 2020	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 4/20/18	Use: Actual Incomes 2018	Use: Actual Incomes 2018
Between 4/21/19 - 3/31/2020	Use: Actual Incomes 2019	Use: Actual Incomes 2019
On or after 4/1/2020	Use: Actual Incomes 2020	Use: Actual Incomes 2020

Actual Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$17,010	\$19,440	\$21,870	\$24,300	\$26,250	\$28,200	\$30,150	\$32,100
35%	\$19,845	\$22,680	\$25,515	\$28,350	\$30,625	\$32,900	\$35,175	\$37,450
40%	\$22,680	\$25,920	\$29,160	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
45%	\$25,515	\$29,160	\$32,805	\$36,450	\$39,375	\$42,300	\$45,225	\$48,150
50%	\$28,350	\$32,400	\$36,450	\$40,500	\$43,750	\$47,000	\$50,250	\$53,500
55%	\$31,185	\$35,640	\$40,095	\$44,550	\$48,125	\$51,700	\$55,275	\$58,850
60%	\$34,020	\$38,880	\$43,740	\$48,600	\$52,500	\$56,400	\$60,300	\$64,200
80%	\$45,360	\$51,840	\$58,320	\$64,800	\$70,000	\$75,200	\$80,400	\$85,600

Actual Income Limits 2019								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
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
50%	\$29,300	\$33,500	\$37,700	\$41,850	\$45,200	\$48,550	\$51,900	\$55,250
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

Actual Income Limits 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$17,670	\$20,190	\$22,710	\$25,230	\$27,270	\$29,280	\$31,290	\$33,330
35%	\$20,615	\$23,555	\$26,495	\$29,435	\$31,815	\$34,160	\$36,505	\$38,885
40%	\$23,560	\$26,920	\$30,280	\$33,640	\$36,360	\$39,040	\$41,720	\$44,440
45%	\$26,505	\$30,285	\$34,065	\$37,845	\$40,905	\$43,920	\$46,935	\$49,995
50%	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
55%	\$32,395	\$37,015	\$41,635	\$46,255	\$49,995	\$53,680	\$57,365	\$61,105
60%	\$35,340	\$40,380	\$45,420	\$50,460	\$54,540	\$58,560	\$62,580	\$66,660
80%	\$47,120	\$53,840	\$60,560	\$67,280	\$72,720	\$78,080	\$83,440	\$88,880

HERA Special Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
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
50%	\$30,650	\$35,000	\$39,400	\$43,750	\$47,250	\$50,750	\$54,250	\$57,750
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:
<https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/2020-National-Non-Metro-Median->

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 March 31, 2020 Per Revenue Ruling 94-57, owners will have until May 15, 2020 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.

2020 -- Rents 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 2020 Median	\$81,000	
Actual 2019 Median	\$83,000	
Actual 2018 Median	\$84,000	
2020 HERA Special Median	\$87,000	(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 Ntl Non-Metro Median for 9% projects)¹

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=sfb&NavKey=property@12>

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

Did the project exist² in 2008?	Use: HERA Special 2020	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 4/23/18	Use: Actual Incomes 2018	Use: Actual Incomes 2018
Between 4/21/19 - 3/31/2020	Use: Actual Incomes 2019	Use: Actual Incomes 2019
On or After 4/1/2020	Use: Actual Incomes 2020	Use: Actual Incomes 2020

Rents based on Actual Income Limits 2020							
% MFI	75% of 0 Bdrms	0 Bdrms	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms
30%	\$318	\$425	\$455	\$546	\$631	\$705	\$778
35%	\$372	\$496	\$531	\$637	\$737	\$822	\$907
40%	\$425	\$567	\$607	\$729	\$842	\$940	\$1,037
45%	\$477	\$637	\$683	\$820	\$947	\$1,057	\$1,167
50%	\$531	\$708	\$759	\$911	\$1,053	\$1,175	\$1,296
55%	\$584	\$779	\$835	\$1,002	\$1,158	\$1,292	\$1,426
60%	\$637	\$850	\$911	\$1,093	\$1,263	\$1,410	\$1,556
80%	\$850	\$1,134	\$1,215	\$1,458	\$1,685	\$1,880	\$2,075

Rents based on Actual Income Limits 2019							
% MFI	75% of 0 Bdrms	0 Bdrms	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms
30%	\$329	\$439	\$471	\$565	\$652	\$728	\$803
35%	\$384	\$512	\$549	\$659	\$761	\$849	\$937
40%	\$439	\$586	\$628	\$754	\$870	\$971	\$1,071
45%	\$494	\$659	\$706	\$848	\$979	\$1,092	\$1,205
50%	\$549	\$732	\$785	\$942	\$1,088	\$1,213	\$1,339
55%	\$603	\$805	\$863	\$1,036	\$1,196	\$1,335	\$1,473
60%	\$659	\$879	\$942	\$1,131	\$1,305	\$1,456	\$1,607
80%	\$879	\$1,172	\$1,256	\$1,508	\$1,741	\$1,942	\$2,143

Rents based on Actual Income Limits 2018							
% MFI	75% of 0 Bdrms	0 Bdrms	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms
30%	\$330	\$441	\$473	\$567	\$656	\$732	\$807
35%	\$386	\$515	\$552	\$662	\$765	\$854	\$942
40%	\$441	\$589	\$631	\$757	\$875	\$976	\$1,077
45%	\$496	\$662	\$709	\$851	\$984	\$1,098	\$1,211
50%	\$552	\$736	\$788	\$946	\$1,093	\$1,220	\$1,346
55%	\$606	\$809	\$867	\$1,040	\$1,203	\$1,342	\$1,480
60%	\$662	\$883	\$946	\$1,135	\$1,312	\$1,464	\$1,615
80%	\$883	\$1,178	\$1,262	\$1,514	\$1,750	\$1,952	\$2,154

Rents based on HERA Special Income Limits 2020							
% MFI	75% of 0 Bdrms	0 Bdrms	1 Bdrms	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms
30%	\$344	\$459	\$492	\$591	\$682	\$761	\$840
35%	\$402	\$536	\$574	\$689	\$796	\$888	\$980
40%	\$459	\$613	\$656	\$788	\$910	\$1,015	\$1,120
45%	\$516	\$689	\$738	\$886	\$1,023	\$1,141	\$1,260
50%	\$574	\$766	\$820	\$985	\$1,137	\$1,268	\$1,400
55%	\$631	\$842	\$902	\$1,083	\$1,251	\$1,395	\$1,540
60%	\$689	\$919	\$984	\$1,182	\$1,365	\$1,522	\$1,680
80%	\$919	\$1,226	\$1,313	\$1,576	\$1,820	\$2,030	\$2,240

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:
<https://www.oregon.gov/ohcs/compliance-monitoring/Documents/rents-incomes/2020/LIHTC/2020-National-Non-Metro-Median-Income.pdf>

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 March 31, 2020. Per Revenue Ruling 94-57, owners will have until May 15, 2020 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.