

2020 -- Income Limits for LIHTC & Tax-Exempt Bonds
Linn County, Oregon



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

Actual 2020 Median ³	\$64,500	
Actual 2019 Median	\$65,600	
2020 HERA Special Median	\$69,000	(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 Linn County is considered urban within its major cities. 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 exist² in 2008?	Use: HERA Special 2020	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 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%	\$13,560	\$15,480	\$17,430	\$19,350	\$20,910	\$22,470	\$24,000	\$25,560
35%	\$15,820	\$18,060	\$20,335	\$22,575	\$24,395	\$26,215	\$28,000	\$29,820
40%	\$18,080	\$20,640	\$23,240	\$25,800	\$27,880	\$29,960	\$32,000	\$34,080
45%	\$20,340	\$23,220	\$26,145	\$29,025	\$31,365	\$33,705	\$36,000	\$38,340
50%	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,450	\$40,000	\$42,600
55%	\$24,860	\$28,380	\$31,955	\$35,475	\$38,335	\$41,195	\$44,000	\$46,860
60%	\$27,120	\$30,960	\$34,860	\$38,700	\$41,820	\$44,940	\$48,000	\$51,120
80%	\$36,160	\$41,280	\$46,480	\$51,600	\$55,760	\$59,920	\$64,000	\$68,160

Actual Income Limits 2019								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,800	\$15,750	\$17,730	\$19,680	\$21,270	\$22,830	\$24,420	\$25,980
35%	\$16,100	\$18,375	\$20,685	\$22,960	\$24,815	\$26,635	\$28,490	\$30,310
40%	\$18,400	\$21,000	\$23,640	\$26,240	\$28,360	\$30,440	\$32,560	\$34,640
45%	\$20,700	\$23,625	\$26,595	\$29,520	\$31,905	\$34,245	\$36,630	\$38,970
50%	\$23,000	\$26,250	\$29,550	\$32,800	\$35,450	\$38,050	\$40,700	\$43,300
55%	\$25,300	\$28,875	\$32,505	\$36,080	\$38,995	\$41,855	\$44,770	\$47,630
60%	\$27,600	\$31,500	\$35,460	\$39,360	\$42,540	\$45,660	\$48,840	\$51,960
80%	\$36,800	\$42,000	\$47,280	\$52,480	\$56,720	\$60,880	\$65,120	\$69,280

HERA Special Income Limits 2020								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$14,490	\$16,560	\$18,630	\$20,700	\$22,380	\$24,030	\$25,680	\$27,330
35%	\$16,905	\$19,320	\$21,735	\$24,150	\$26,110	\$28,035	\$29,960	\$31,885
40%	\$19,320	\$22,080	\$24,840	\$27,600	\$29,840	\$32,040	\$34,240	\$36,440
45%	\$21,735	\$24,840	\$27,945	\$31,050	\$33,570	\$36,045	\$38,520	\$40,995
50%	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550
55%	\$26,565	\$30,360	\$34,155	\$37,950	\$41,030	\$44,055	\$47,080	\$50,105
60%	\$28,980	\$33,120	\$37,260	\$41,400	\$44,760	\$48,060	\$51,360	\$54,660
80%	\$38,640	\$44,160	\$49,680	\$55,200	\$59,680	\$64,080	\$68,480	\$72,880

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 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

Linn 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 ³	\$64,500
2019 HERA Special Median	\$69,000 (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 Ntnl Non-Metro Median for 9% projects)¹

Not All Linn County is considered urban within its major cities. 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?	Use: HERA Special 2020	
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 4/1/2020	Use: Actual Incomes 2020	Use: Actual Incomes 2020

Rents based on Actual Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$254	\$339	\$363	\$435	\$503	\$561	\$619
35%	\$296	\$395	\$423	\$508	\$587	\$655	\$722
40%	\$339	\$452	\$484	\$581	\$671	\$749	\$826
45%	\$381	\$508	\$544	\$653	\$754	\$842	\$929
50%	\$423	\$565	\$605	\$726	\$838	\$936	\$1,032
55%	\$465	\$621	\$665	\$798	\$922	\$1,029	\$1,135
60%	\$508	\$678	\$726	\$871	\$1,006	\$1,123	\$1,239
80%	\$678	\$904	\$968	\$1,162	\$1,342	\$1,498	\$1,652

Rents based on Actual Income Limits 2019							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$258	\$345	\$369	\$443	\$511	\$570	\$630
35%	\$301	\$402	\$430	\$517	\$597	\$665	\$735
40%	\$345	\$460	\$492	\$591	\$682	\$761	\$840
45%	\$387	\$517	\$554	\$664	\$767	\$856	\$945
50%	\$431	\$575	\$615	\$738	\$853	\$951	\$1,050
55%	\$474	\$632	\$677	\$812	\$938	\$1,046	\$1,155
60%	\$517	\$690	\$738	\$886	\$1,023	\$1,141	\$1,260
80%	\$690	\$920	\$985	\$1,182	\$1,365	\$1,522	\$1,680

Rents based on HERA Special Income Limits 2020							
% MFI	75% of 0 Bdrm	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$271	\$362	\$388	\$465	\$538	\$600	\$662
35%	\$316	\$422	\$452	\$543	\$628	\$700	\$773
40%	\$362	\$483	\$517	\$621	\$718	\$801	\$883
45%	\$407	\$543	\$582	\$698	\$807	\$901	\$993
50%	\$452	\$603	\$646	\$776	\$897	\$1,001	\$1,104
55%	\$498	\$664	\$711	\$853	\$987	\$1,101	\$1,214
60%	\$543	\$724	\$776	\$931	\$1,077	\$1,201	\$1,325
80%	\$724	\$966	\$1,035	\$1,242	\$1,436	\$1,602	\$1,767

Notes:

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