

## 2022 -- Income Limits for LIHTC & Tax-Exempt Bonds

### Jefferson County, Oregon



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

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

Actual 2022 Median <sup>3</sup>	\$71,800
2022 HERA Special Median	\$73,600 (applies to projects in existence before January 1, 2009)

### 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>

**YES** Jefferson 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--**

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2022	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 -4/17/2022</b>	Use: Actual Incomes 2022	Use: Actual Incomes 2022
<b>On or After 4/18/2022</b>	Use: Actual Incomes 2022	Use: Actual Incomes 2022

Actual Income Limits 2022								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,090	\$17,250	\$19,410	\$21,540	\$23,280	\$24,990	\$26,730	\$28,440
35%	\$17,605	\$20,125	\$22,645	\$25,130	\$27,160	\$29,155	\$31,185	\$33,180
40%	\$20,120	\$23,000	\$25,880	\$28,720	\$31,040	\$33,320	\$35,640	\$37,920
45%	\$22,635	\$25,875	\$29,115	\$32,310	\$34,920	\$37,485	\$40,095	\$42,660
<b>50%</b>	<b>\$25,150</b>	<b>\$28,750</b>	<b>\$32,350</b>	<b>\$35,900</b>	<b>\$38,800</b>	<b>\$41,650</b>	<b>\$44,550</b>	<b>\$47,400</b>
55%	\$27,665	\$31,625	\$35,585	\$39,490	\$42,680	\$45,815	\$49,005	\$52,140
60%	\$30,180	\$34,500	\$38,820	\$43,080	\$46,560	\$49,980	\$53,460	\$56,880
80%	\$40,240	\$46,000	\$51,760	\$57,440	\$62,080	\$66,640	\$71,280	\$75,840

HERA Special Income Limits 2022								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,480	\$17,670	\$19,890	\$22,080	\$23,850	\$25,620	\$27,390	\$29,160
35%	\$18,060	\$20,615	\$23,205	\$25,760	\$27,825	\$29,890	\$31,955	\$34,020
40%	\$20,640	\$23,560	\$26,520	\$29,440	\$31,800	\$34,160	\$36,520	\$38,880
45%	\$23,220	\$26,505	\$29,835	\$33,120	\$35,775	\$38,430	\$41,085	\$43,740
<b>50%</b>	<b>\$25,800</b>	<b>\$29,450</b>	<b>\$33,150</b>	<b>\$36,800</b>	<b>\$39,750</b>	<b>\$42,700</b>	<b>\$45,650</b>	<b>\$48,600</b>
55%	\$28,380	\$32,395	\$36,465	\$40,480	\$43,725	\$46,970	\$50,215	\$53,460
60%	\$30,960	\$35,340	\$39,780	\$44,160	\$47,700	\$51,240	\$54,780	\$58,320
80%	\$41,280	\$47,120	\$53,040	\$58,880	\$63,600	\$68,320	\$73,040	\$77,760

#### 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 18, 2022. Per Revenue Ruling 94-57, owners will have until June 1, 2022 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.



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

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

Actual 2022 Median <sup>3</sup>	\$71,800
2022 HERA Special Median	\$73,600 (applies to projects in existence before January 1, 2009)

**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>

**YES** Jefferson 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--**

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2022	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 -4/17/2022</b>	Use: Actual Incomes 2022	Use: Actual Incomes 2022
<b>On or After 4/18/2022</b>	Use: Actual Incomes 2022	Use: Actual Incomes 2022

<b>Rents based on Actual Income Limits 2022</b>							
<b>% MFI</b>	<b>75% of 0 Bdrm</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$282	\$377	\$404	\$485	\$560	\$624	\$689
35%	\$330	\$440	\$471	\$566	\$653	\$728	\$804
40%	\$377	\$503	\$539	\$647	\$747	\$833	\$919
45%	\$423	\$565	\$606	\$727	\$840	\$937	\$1,034
<b>50%</b>	<b>\$471</b>	<b>\$628</b>	<b>\$673</b>	<b>\$808</b>	<b>\$933</b>	<b>\$1,041</b>	<b>\$1,149</b>
55%	\$518	\$691	\$741	\$889	\$1,027	\$1,145	\$1,264
60%	\$565	\$754	\$808	\$970	\$1,120	\$1,249	\$1,379
80%	\$754	\$1,006	\$1,078	\$1,294	\$1,494	\$1,666	\$1,839

<b>Rents based on HERA Special Income Limits 2022</b>							
<b>% MFI</b>	<b>75% of 0 Bdrm</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$290	\$387	\$414	\$497	\$574	\$640	\$706
35%	\$338	\$451	\$483	\$580	\$669	\$747	\$824
40%	\$387	\$516	\$552	\$663	\$765	\$854	\$942
45%	\$435	\$580	\$621	\$745	\$861	\$960	\$1,060
<b>50%</b>	<b>\$483</b>	<b>\$645</b>	<b>\$690</b>	<b>\$828</b>	<b>\$956</b>	<b>\$1,067</b>	<b>\$1,178</b>
55%	\$531	\$709	\$759	\$911	\$1,052	\$1,174	\$1,295
60%	\$580	\$774	\$828	\$994	\$1,148	\$1,281	\$1,413
80%	\$774	\$1,032	\$1,105	\$1,326	\$1,531	\$1,708	\$1,885

**Notes:**

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