



## 2013 -- Income Limits for LIHTC & Tax-Exempt Bonds Umatilla County, Oregon



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

Actual 2013 Median <sup>3</sup>	\$57,800	
Actual 2012 Median <sup>3</sup>	\$55,100	
Ntnl Non-Metro 2013 Median	\$52,400	<i>(applies to 9% credits only in non-metro areas)</i>
2013 HERA Special Median	\$58,700	<i>(applies to projects in existence before January 1, 2009)</i>

*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>

**YES** Umatilla 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--**

Did the project exist <sup>2</sup> in 2008?	If NO, did it exist <sup>2</sup> : Between Jan 1, 2009 - Dec 10, 2012	If NO, did it exist <sup>2</sup> : On or After Dec 11th 2012
-- If it's a 4% Tax Credit Project Use: HERA Special 2013	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2013	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2013
-- If it's a 9% Tax Credit Project Use: HERA Special 2013	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2013	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2013

<b>Actual Income Limits 2013</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%	\$12,150	\$13,890	\$15,630	\$17,340	\$18,750	\$20,130	\$21,510	\$22,890
35%	\$14,175	\$16,205	\$18,235	\$20,230	\$21,875	\$23,485	\$25,095	\$26,705
40%	\$16,200	\$18,520	\$20,840	\$23,120	\$25,000	\$26,840	\$28,680	\$30,520
45%	\$18,225	\$20,835	\$23,445	\$26,010	\$28,125	\$30,195	\$32,265	\$34,335
<b>50%</b>	<b>\$20,250</b>	<b>\$23,150</b>	<b>\$26,050</b>	<b>\$28,900</b>	<b>\$31,250</b>	<b>\$33,550</b>	<b>\$35,850</b>	<b>\$38,150</b>
55%	\$22,275	\$25,465	\$28,655	\$31,790	\$34,375	\$36,905	\$39,435	\$41,965
60%	\$24,300	\$27,780	\$31,260	\$34,680	\$37,500	\$40,260	\$43,020	\$45,780
80%	\$32,400	\$37,040	\$41,680	\$46,240	\$50,000	\$53,680	\$57,360	\$61,040

<b>Actual Income Limits 2012</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%	\$11,580	\$13,230	\$14,880	\$16,530	\$17,880	\$19,200	\$20,520	\$21,840
35%	\$13,510	\$15,435	\$17,360	\$19,285	\$20,860	\$22,400	\$23,940	\$25,480
40%	\$15,440	\$17,640	\$19,840	\$22,040	\$23,840	\$25,600	\$27,360	\$29,120
45%	\$17,370	\$19,845	\$22,320	\$24,795	\$26,820	\$28,800	\$30,780	\$32,760
<b>50%</b>	<b>\$19,300</b>	<b>\$22,050</b>	<b>\$24,800</b>	<b>\$27,550</b>	<b>\$29,800</b>	<b>\$32,000</b>	<b>\$34,200</b>	<b>\$36,400</b>
55%	\$21,230	\$24,255	\$27,280	\$30,305	\$32,780	\$35,200	\$37,620	\$40,040
60%	\$23,160	\$26,460	\$29,760	\$33,060	\$35,760	\$38,400	\$41,040	\$43,680
80%	\$30,880	\$35,280	\$39,680	\$44,080	\$47,680	\$51,200	\$54,720	\$58,240

<b>HERA Special Income Limits 2013</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%	\$12,330	\$14,100	\$15,870	\$17,610	\$19,020	\$20,430	\$21,840	\$23,250
35%	\$14,385	\$16,450	\$18,515	\$20,545	\$22,190	\$23,835	\$25,480	\$27,125
40%	\$16,440	\$18,800	\$21,160	\$23,480	\$25,360	\$27,240	\$29,120	\$31,000
45%	\$18,495	\$21,150	\$23,805	\$26,415	\$28,530	\$30,645	\$32,760	\$34,875
<b>50%</b>	<b>\$20,550</b>	<b>\$23,500</b>	<b>\$26,450</b>	<b>\$29,350</b>	<b>\$31,700</b>	<b>\$34,050</b>	<b>\$36,400</b>	<b>\$38,750</b>
55%	\$22,605	\$25,850	\$29,095	\$32,285	\$34,870	\$37,455	\$40,040	\$42,625
60%	\$24,660	\$28,200	\$31,740	\$35,220	\$38,040	\$40,860	\$43,680	\$46,500
80%	\$32,880	\$37,600	\$42,320	\$46,960	\$50,720	\$54,480	\$58,240	\$62,000

**Notes:**

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use Actual 2013 Income 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/hpm\\_income\\_limits.aspx](http://www.oregon.gov/ohcs/pages/hpm_income_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 December 4, 2012 (updated 12/11). Per Revenue Ruling 94-57, owners will have until January 18, 2013 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.



## 2013 -- Rents for LIHTC & Tax-Exempt Bonds Umatilla County, Oregon



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

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

Actual 2013 Median <sup>3</sup>	\$57,800	
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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>

**YES** Umatilla 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--**

Did the project exist <sup>2</sup> in 2008?	If NO, did it exist <sup>2</sup> : Between Jan 1, 2009 - Dec 10, 2012	If NO, did it exist <sup>2</sup> : On or After Dec 11th 2012
-- If it's a 4% Tax Credit Project Use: HERA Special 2013	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2013	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2013
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<b>Rents based on Actual Income Limits 2013</b>						
<b>% MFI</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%	\$303	\$325	\$390	\$451	\$503	\$555
35%	\$354	\$379	\$455	\$526	\$587	\$647
40%	\$405	\$434	\$521	\$601	\$671	\$740
45%	\$455	\$488	\$586	\$676	\$754	\$832
<b>50%</b>	<b>\$506</b>	<b>\$542</b>	<b>\$651</b>	<b>\$751</b>	<b>\$838</b>	<b>\$925</b>
55%	\$556	\$596	\$716	\$827	\$922	\$1,017
60%	\$607	\$651	\$781	\$902	\$1,006	\$1,110
80%	\$810	\$868	\$1,042	\$1,203	\$1,342	\$1,480

<b>Rents based on Actual Income Limits 2012</b>						
<b>% MFI</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%	\$289	\$310	\$372	\$430	\$480	\$529
35%	\$337	\$361	\$434	\$501	\$560	\$617
40%	\$386	\$413	\$496	\$573	\$640	\$706
45%	\$434	\$465	\$558	\$645	\$720	\$794
<b>50%</b>	<b>\$482</b>	<b>\$516</b>	<b>\$620</b>	<b>\$716</b>	<b>\$800</b>	<b>\$882</b>
55%	\$530	\$568	\$682	\$788	\$880	\$970
60%	\$579	\$620	\$744	\$860	\$960	\$1,059
80%	\$772	\$827	\$992	\$1,147	\$1,280	\$1,412

<b>Rents based on HERA Special Income Limits 2013</b>						
<b>% MFI</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%	\$308	\$330	\$396	\$457	\$510	\$563
35%	\$359	\$385	\$462	\$534	\$595	\$657
40%	\$411	\$440	\$529	\$610	\$681	\$751
45%	\$462	\$495	\$595	\$686	\$766	\$845
<b>50%</b>	<b>\$513</b>	<b>\$550</b>	<b>\$661</b>	<b>\$763</b>	<b>\$851</b>	<b>\$939</b>
55%	\$565	\$605	\$727	\$839	\$936	\$1,033
60%	\$616	\$660	\$793	\$915	\$1,021	\$1,127
80%	\$822	\$881	\$1,058	\$1,221	\$1,362	\$1,503

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