

2014 -- Income Limits for LIHTC & Tax-Exempt Bonds

Jackson County, Oregon



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

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

Actual 2014 Median ³	\$52,900
Actual 2013 Median ³	\$55,600
Actual 2012 Median ³	\$58,500
2014 HERA Special Median	\$61,300 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

--The following income limits indicate the highest income limit allowable--

Did the project exist ² in 2008?	Use: HERA Special 2014	
If NO, did it exist ² :	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013
	On or After Dec 18th 2013	Use: Actual Incomes 2014

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,130	\$12,720	\$14,310	\$15,870	\$17,160	\$18,420	\$19,680	\$20,970
35%	\$12,985	\$14,840	\$16,695	\$18,515	\$20,020	\$21,490	\$22,960	\$24,465
40%	\$14,840	\$16,960	\$19,080	\$21,160	\$22,880	\$24,560	\$26,240	\$27,960
45%	\$16,695	\$19,080	\$21,465	\$23,805	\$25,740	\$27,630	\$29,520	\$31,455
50%	\$18,550	\$21,200	\$23,850	\$26,450	\$28,600	\$30,700	\$32,800	\$34,950
55%	\$20,405	\$23,320	\$26,235	\$29,095	\$31,460	\$33,770	\$36,080	\$38,445
60%	\$22,260	\$25,440	\$28,620	\$31,740	\$34,320	\$36,840	\$39,360	\$41,940
80%	\$29,680	\$33,920	\$38,160	\$42,320	\$45,760	\$49,120	\$52,480	\$55,920

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,700	\$13,350	\$15,030	\$16,680	\$18,030	\$19,350	\$20,700	\$22,020
35%	\$13,650	\$15,575	\$17,535	\$19,460	\$21,035	\$22,575	\$24,150	\$25,690
40%	\$15,600	\$17,800	\$20,040	\$22,240	\$24,040	\$25,800	\$27,600	\$29,360
45%	\$17,550	\$20,025	\$22,545	\$25,020	\$27,045	\$29,025	\$31,050	\$33,030
50%	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700
55%	\$21,450	\$24,475	\$27,555	\$30,580	\$33,055	\$35,475	\$37,950	\$40,370
60%	\$23,400	\$26,700	\$30,060	\$33,360	\$36,060	\$38,700	\$41,400	\$44,040
80%	\$31,200	\$35,600	\$40,080	\$44,480	\$48,080	\$51,600	\$55,200	\$58,720

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,300	\$14,040	\$15,810	\$17,550	\$18,960	\$20,370	\$21,780	\$23,190
35%	\$14,350	\$16,380	\$18,445	\$20,475	\$22,120	\$23,765	\$25,410	\$27,055
40%	\$16,400	\$18,720	\$21,080	\$23,400	\$25,280	\$27,160	\$29,040	\$30,920
45%	\$18,450	\$21,060	\$23,715	\$26,325	\$28,440	\$30,555	\$32,670	\$34,785
50%	\$20,500	\$23,400	\$26,350	\$29,250	\$31,600	\$33,950	\$36,300	\$38,650
55%	\$22,550	\$25,740	\$28,985	\$32,175	\$34,760	\$37,345	\$39,930	\$42,515
60%	\$24,600	\$28,080	\$31,620	\$35,100	\$37,920	\$40,740	\$43,560	\$46,380
80%	\$32,800	\$37,440	\$42,160	\$46,800	\$50,560	\$54,320	\$58,080	\$61,840

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,900	\$14,730	\$16,560	\$18,390	\$19,890	\$21,360	\$22,830	\$24,300
35%	\$15,050	\$17,185	\$19,320	\$21,455	\$23,205	\$24,920	\$26,635	\$28,350
40%	\$17,200	\$19,640	\$22,080	\$24,520	\$26,520	\$28,480	\$30,440	\$32,400
45%	\$19,350	\$22,095	\$24,840	\$27,585	\$29,835	\$32,040	\$34,245	\$36,450
50%	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500
55%	\$23,650	\$27,005	\$30,360	\$33,715	\$36,465	\$39,160	\$41,855	\$44,550
60%	\$25,800	\$29,460	\$33,120	\$36,780	\$39,780	\$42,720	\$45,660	\$48,600
80%	\$34,400	\$39,280	\$44,160	\$49,040	\$53,040	\$56,960	\$60,880	\$64,800

Notes:

1: Only projects in Rural Areas are able to use the Non-Metro Medians, otherwise use Actual 2014 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:

Not all of Jackson county is considered rural. 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 18, 2013. Per Revenue Ruling 94-57, owners will have until February 1, 2014 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.

2014 -- Rents for LIHTC & Tax-Exempt Bonds

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Median Incomes calculated based on a 4-person household

What Rents Should You Use?

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

Did the project exist² in 2008?	<i>Use: HERA Special 2014</i>	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	<i>Use: Actual Incomes 2012</i>
	Between Dec 11, 2012 - Dec 17, 2013	<i>Use: Actual Incomes 2013</i>
	On or After Dec 18th 2013	<i>Use: Actual Incomes 2014</i>

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$278	\$298	\$357	\$412	\$460	\$508
35%	\$324	\$347	\$417	\$481	\$537	\$592
40%	\$371	\$397	\$477	\$550	\$614	\$677
45%	\$417	\$447	\$536	\$619	\$690	\$762
50%	\$463	\$496	\$596	\$688	\$767	\$846
55%	\$510	\$546	\$655	\$756	\$844	\$931
60%	\$556	\$596	\$715	\$825	\$921	\$1,016
80%	\$742	\$795	\$954	\$1,101	\$1,228	\$1,355

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$292	\$313	\$375	\$433	\$483	\$534
35%	\$341	\$365	\$438	\$506	\$564	\$623
40%	\$390	\$417	\$501	\$578	\$645	\$712
45%	\$438	\$469	\$563	\$650	\$725	\$801
50%	\$487	\$521	\$626	\$723	\$806	\$890
55%	\$536	\$574	\$688	\$795	\$886	\$979
60%	\$585	\$626	\$751	\$867	\$967	\$1,068
80%	\$780	\$835	\$1,002	\$1,157	\$1,290	\$1,424

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$307	\$329	\$395	\$456	\$509	\$562
35%	\$358	\$384	\$461	\$532	\$594	\$655
40%	\$410	\$439	\$527	\$608	\$679	\$749
45%	\$461	\$493	\$592	\$684	\$763	\$843
50%	\$512	\$548	\$658	\$760	\$848	\$936
55%	\$563	\$603	\$724	\$836	\$933	\$1,030
60%	\$615	\$658	\$790	\$912	\$1,018	\$1,124
80%	\$820	\$878	\$1,054	\$1,217	\$1,358	\$1,499

Rents based on HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$322	\$345	\$414	\$478	\$534	\$589
35%	\$376	\$402	\$483	\$558	\$623	\$687
40%	\$430	\$460	\$552	\$638	\$712	\$785
45%	\$483	\$518	\$621	\$717	\$801	\$883
50%	\$537	\$575	\$690	\$797	\$890	\$981
55%	\$591	\$633	\$759	\$877	\$979	\$1,080
60%	\$645	\$690	\$828	\$957	\$1,068	\$1,178
80%	\$860	\$921	\$1,104	\$1,276	\$1,424	\$1,571

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