

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

Morrow 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	\$52,400	
Actual 2013 Median ³	\$53,000	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2014 Median	\$52,500	(applies to 9% credits only in non-metro areas)
2014 HERA Special Median	\$53,400	(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 exist² in 2008?	Use: HERA Special 2014	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Actual Incomes 2012
Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013	Use: Actual Incomes 2013
On or After Dec 18th 2013	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2014 ¹

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,010	\$12,600	\$14,160	\$15,720	\$16,980	\$18,240	\$19,500	\$20,760
35%	\$12,845	\$14,700	\$16,520	\$18,340	\$19,810	\$21,280	\$22,750	\$24,220
40%	\$14,680	\$16,800	\$18,880	\$20,960	\$22,640	\$24,320	\$26,000	\$27,680
45%	\$16,515	\$18,900	\$21,240	\$23,580	\$25,470	\$27,360	\$29,250	\$31,140
50%	\$18,350	\$21,000	\$23,600	\$26,200	\$28,300	\$30,400	\$32,500	\$34,600
55%	\$20,185	\$23,100	\$25,960	\$28,820	\$31,130	\$33,440	\$35,750	\$38,060
60%	\$22,020	\$25,200	\$28,320	\$31,440	\$33,960	\$36,480	\$39,000	\$41,520
80%	\$29,360	\$33,600	\$37,760	\$41,920	\$45,280	\$48,640	\$52,000	\$55,360

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,130	\$12,720	\$14,310	\$15,900	\$17,190	\$18,450	\$19,740	\$21,000
35%	\$12,985	\$14,840	\$16,695	\$18,550	\$20,055	\$21,525	\$23,030	\$24,500
40%	\$14,840	\$16,960	\$19,080	\$21,200	\$22,920	\$24,600	\$26,320	\$28,000
45%	\$16,695	\$19,080	\$21,465	\$23,850	\$25,785	\$27,675	\$29,610	\$31,500
50%	\$18,550	\$21,200	\$23,850	\$26,500	\$28,650	\$30,750	\$32,900	\$35,000
55%	\$20,405	\$23,320	\$26,235	\$29,150	\$31,515	\$33,825	\$36,190	\$38,500
60%	\$22,260	\$25,440	\$28,620	\$31,800	\$34,380	\$36,900	\$39,480	\$42,000
80%	\$29,680	\$33,920	\$38,160	\$42,400	\$45,840	\$49,200	\$52,640	\$56,000

Actual Income Limits 2012 & HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,840	\$14,430	\$16,020	\$17,310	\$18,600	\$19,890	\$21,150
35%	\$13,090	\$14,980	\$16,835	\$18,690	\$20,195	\$21,700	\$23,205	\$24,675
40%	\$14,960	\$17,120	\$19,240	\$21,360	\$23,080	\$24,800	\$26,520	\$28,200
45%	\$16,830	\$19,260	\$21,645	\$24,030	\$25,965	\$27,900	\$29,835	\$31,725
50%	\$18,700	\$21,400	\$24,050	\$26,700	\$28,850	\$31,000	\$33,150	\$35,250
55%	\$20,570	\$23,540	\$26,455	\$29,370	\$31,735	\$34,100	\$36,465	\$38,775
60%	\$22,440	\$25,680	\$28,860	\$32,040	\$34,620	\$37,200	\$39,780	\$42,300
80%	\$29,920	\$34,240	\$38,480	\$42,720	\$46,160	\$49,600	\$53,040	\$56,400

Ntnl Non-Metro 2014 Income Limits								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,040	\$12,600	\$14,190	\$15,750	\$17,010	\$18,270	\$19,530	\$20,790
35%	\$12,880	\$14,700	\$16,555	\$18,375	\$19,845	\$21,315	\$22,785	\$24,255
40%	\$14,720	\$16,800	\$18,920	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720
45%	\$16,560	\$18,900	\$21,285	\$23,625	\$25,515	\$27,405	\$29,295	\$31,185
50%	\$18,400	\$21,000	\$23,650	\$26,250	\$28,350	\$30,450	\$32,550	\$34,650
55%	\$20,240	\$23,100	\$26,015	\$28,875	\$31,185	\$33,495	\$35,805	\$38,115
60%	\$22,080	\$25,200	\$28,380	\$31,500	\$34,020	\$36,540	\$39,060	\$41,580
80%	\$29,440	\$33,600	\$37,840	\$42,000	\$45,360	\$48,720	\$52,080	\$55,440

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:
http://www.oregon.gov/ohcs/pages/hpm_income_limits.aspx
 Morrow County is considered rural.

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?	Use: HERA Special 2014	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Actual Incomes 2012
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On or After Dec 18th 2013	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2014 ¹

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$275	\$295	\$354	\$408	\$456	\$503
35%	\$321	\$344	\$413	\$476	\$532	\$587
40%	\$367	\$393	\$472	\$545	\$608	\$671
45%	\$412	\$442	\$531	\$613	\$684	\$754
50%	\$458	\$491	\$590	\$681	\$760	\$838
55%	\$504	\$541	\$649	\$749	\$836	\$922
60%	\$550	\$590	\$708	\$817	\$912	\$1,006
80%	\$734	\$787	\$944	\$1,090	\$1,216	\$1,342

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$278	\$298	\$357	\$413	\$461	\$509
35%	\$324	\$347	\$417	\$482	\$538	\$594
40%	\$371	\$397	\$477	\$551	\$615	\$679
45%	\$417	\$447	\$536	\$620	\$691	\$763
50%	\$463	\$496	\$596	\$689	\$768	\$848
55%	\$510	\$546	\$655	\$758	\$845	\$933
60%	\$556	\$596	\$715	\$827	\$922	\$1,018
80%	\$742	\$795	\$954	\$1,103	\$1,230	\$1,358

Rents based on Actual Income Limits 2012 & HERA Special Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$416	\$465	\$513
35%	\$327	\$350	\$420	\$486	\$542	\$598
40%	\$374	\$401	\$481	\$555	\$620	\$684
45%	\$420	\$451	\$541	\$624	\$697	\$769
50%	\$467	\$501	\$601	\$694	\$775	\$855
55%	\$514	\$551	\$661	\$763	\$852	\$940
60%	\$561	\$601	\$721	\$833	\$930	\$1,026
80%	\$748	\$802	\$962	\$1,111	\$1,240	\$1,368

Rents based on Ntnl Non-Metro 2014 Income Limits						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$276	\$295	\$354	\$409	\$456	\$504
35%	\$322	\$344	\$413	\$477	\$532	\$588
40%	\$368	\$394	\$473	\$546	\$609	\$672
45%	\$414	\$443	\$532	\$614	\$685	\$756
50%	\$460	\$492	\$591	\$682	\$761	\$840
55%	\$506	\$541	\$650	\$750	\$837	\$924
60%	\$552	\$591	\$709	\$819	\$913	\$1,008
80%	\$736	\$788	\$946	\$1,092	\$1,218	\$1,344

Notes:

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Morrow County is considered rural.

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