

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

Multnomah 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	\$69,400	
Actual 2012 Median ³	\$73,000	
Ntnl Non-Metro 2014 Median	\$52,500	(applies to 9% credits only in non-metro areas)
2013 HERA Special Median	\$73,400	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

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 Multnomah County is considered urban within it's major cities, to verify your address and 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 ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - Dec 10, 2012	If NO, did it exist ² : On or After Dec 11th 2012
-- If it's a 4% Tax Credit Project Use: HERA Special 2014	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2012	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2014
-- If it's a 9% Tax Credit Project Use: HERA Special 2014	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2012	-- If it's a 9% Tax Credit Project 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%	\$14,580	\$16,680	\$18,750	\$20,820	\$22,500	\$24,180	\$25,830	\$27,510
35%	\$17,010	\$19,460	\$21,875	\$24,290	\$26,250	\$28,210	\$30,135	\$32,095
40%	\$19,440	\$22,240	\$25,000	\$27,760	\$30,000	\$32,240	\$34,440	\$36,680
45%	\$21,870	\$25,020	\$28,125	\$31,230	\$33,750	\$36,270	\$38,745	\$41,265
50%	\$24,300	\$27,800	\$31,250	\$34,700	\$37,500	\$40,300	\$43,050	\$45,850
55%	\$26,730	\$30,580	\$34,375	\$38,170	\$41,250	\$44,330	\$47,355	\$50,435
60%	\$29,160	\$33,360	\$37,500	\$41,640	\$45,000	\$48,360	\$51,660	\$55,020
80%	\$38,880	\$44,480	\$50,000	\$55,520	\$60,000	\$64,480	\$68,880	\$73,360

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,330	\$17,520	\$19,710	\$21,900	\$23,670	\$25,410	\$27,180	\$28,920
35%	\$17,885	\$20,440	\$22,995	\$25,550	\$27,615	\$29,645	\$31,710	\$33,740
40%	\$20,440	\$23,360	\$26,280	\$29,200	\$31,560	\$33,880	\$36,240	\$38,560
45%	\$22,995	\$26,280	\$29,565	\$32,850	\$35,505	\$38,115	\$40,770	\$43,380
50%	\$25,550	\$29,200	\$32,850	\$36,500	\$39,450	\$42,350	\$45,300	\$48,200
55%	\$28,105	\$32,120	\$36,135	\$40,150	\$43,395	\$46,585	\$49,830	\$53,020
60%	\$30,660	\$35,040	\$39,420	\$43,800	\$47,340	\$50,820	\$54,360	\$57,840
80%	\$40,880	\$46,720	\$52,560	\$58,400	\$63,120	\$67,760	\$72,480	\$77,120

HERA Special Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,420	\$17,640	\$19,830	\$22,020	\$23,790	\$25,560	\$27,330	\$29,070
35%	\$17,990	\$20,580	\$23,135	\$25,690	\$27,755	\$29,820	\$31,885	\$33,915
40%	\$20,560	\$23,520	\$26,440	\$29,360	\$31,720	\$34,080	\$36,440	\$38,760
45%	\$23,130	\$26,460	\$29,745	\$33,030	\$35,685	\$38,340	\$40,995	\$43,605
50%	\$25,700	\$29,400	\$33,050	\$36,700	\$39,650	\$42,600	\$45,550	\$48,450
55%	\$28,270	\$32,340	\$36,355	\$40,370	\$43,615	\$46,860	\$50,105	\$53,295
60%	\$30,840	\$35,280	\$39,660	\$44,040	\$47,580	\$51,120	\$54,660	\$58,140
80%	\$41,120	\$47,040	\$52,880	\$58,720	\$63,440	\$68,160	\$72,880	\$77,520

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

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

Multnomah County, Oregon



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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)¹

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<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?	If NO, did it exist ² : Between Jan 1, 2009 - Dec 10, 2012	If NO, did it exist ² : On or After Dec 11th 2012
-- If it's a 4% Tax Credit Project Use: HERA Special 2014	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2012	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2014
-- If it's a 9% Tax Credit Project Use: HERA Special 2014	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2012	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2014

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$364	\$390	\$468	\$541	\$604	\$666
35%	\$425	\$455	\$546	\$631	\$705	\$777
40%	\$486	\$521	\$625	\$722	\$806	\$889
45%	\$546	\$586	\$703	\$812	\$906	\$1,000
50%	\$607	\$651	\$781	\$902	\$1,007	\$1,111
55%	\$668	\$716	\$859	\$992	\$1,108	\$1,222
60%	\$729	\$781	\$937	\$1,083	\$1,209	\$1,333
80%	\$972	\$1,042	\$1,250	\$1,444	\$1,612	\$1,778

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$383	\$410	\$492	\$569	\$635	\$701
35%	\$447	\$479	\$574	\$664	\$741	\$818
40%	\$511	\$547	\$657	\$759	\$847	\$935
45%	\$574	\$615	\$739	\$854	\$952	\$1,051
50%	\$638	\$684	\$821	\$949	\$1,058	\$1,168
55%	\$702	\$752	\$903	\$1,044	\$1,164	\$1,285
60%	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402
80%	\$1,022	\$1,095	\$1,314	\$1,519	\$1,694	\$1,870

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$385	\$413	\$495	\$572	\$639	\$705
35%	\$449	\$482	\$578	\$668	\$745	\$822
40%	\$514	\$551	\$661	\$763	\$852	\$940
45%	\$578	\$619	\$743	\$858	\$958	\$1,057
50%	\$642	\$688	\$826	\$954	\$1,065	\$1,175
55%	\$706	\$757	\$908	\$1,049	\$1,171	\$1,292
60%	\$771	\$826	\$991	\$1,145	\$1,278	\$1,410
80%	\$1,028	\$1,102	\$1,322	\$1,527	\$1,704	\$1,880

Notes:

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3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

The rent 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 rent limits (45 days from their effective date). If the gross rent floors (established at credit allocation or the project's PIS date; refer to Revenue Procedure 94-57) are higher than the current rent limits, the gross rent floors may be used. However, income limits are still based on the current applicable rate. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.