

**2016 -- 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 2016 Median <sup>3</sup>	\$54,000
Actual 2015 Median <sup>3</sup>	\$55,500
2016 HERA Special Median	\$55,500 (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--

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2016	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2015	Use: Actual Incomes 2015
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2015	Use: Actual Incomes 2015
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2015	Use: Actual Incomes 2015
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2015	Use: Actual Incomes 2015
On or After 3/28/16	Use: Actual Incomes 2016	Use: Actual Incomes 2016

Actual Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390
35%	\$13,230	\$15,120	\$17,010	\$18,900	\$20,440	\$21,945	\$23,450	\$24,955
40%	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520
45%	\$17,010	\$19,440	\$21,870	\$24,300	\$26,280	\$28,215	\$30,150	\$32,085
<b>50%</b>	<b>\$18,900</b>	<b>\$21,600</b>	<b>\$24,300</b>	<b>\$27,000</b>	<b>\$29,200</b>	<b>\$31,350</b>	<b>\$33,500</b>	<b>\$35,650</b>
55%	\$20,790	\$23,760	\$26,730	\$29,700	\$32,120	\$34,485	\$36,850	\$39,215
60%	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780
80%	\$30,240	\$34,560	\$38,880	\$43,200	\$46,720	\$50,160	\$53,600	\$57,040

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990
35%	\$13,615	\$15,540	\$17,500	\$19,425	\$21,000	\$22,540	\$24,115	\$25,655
40%	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320
45%	\$17,505	\$19,980	\$22,500	\$24,975	\$27,000	\$28,980	\$31,005	\$32,985
<b>50%</b>	<b>\$19,450</b>	<b>\$22,200</b>	<b>\$25,000</b>	<b>\$27,750</b>	<b>\$30,000</b>	<b>\$32,200</b>	<b>\$34,450</b>	<b>\$36,650</b>
55%	\$21,395	\$24,420	\$27,500	\$30,525	\$33,000	\$35,420	\$37,895	\$40,315
60%	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980
80%	\$31,120	\$35,520	\$40,000	\$44,400	\$48,000	\$51,520	\$55,120	\$58,640

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990
35%	\$13,615	\$15,540	\$17,500	\$19,425	\$21,000	\$22,540	\$24,115	\$25,655
40%	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320
45%	\$17,505	\$19,980	\$22,500	\$24,975	\$27,000	\$28,980	\$31,005	\$32,985
<b>50%</b>	<b>\$19,450</b>	<b>\$22,200</b>	<b>\$25,000</b>	<b>\$27,750</b>	<b>\$30,000</b>	<b>\$32,200</b>	<b>\$34,450</b>	<b>\$36,650</b>
55%	\$21,395	\$24,420	\$27,500	\$30,525	\$33,000	\$35,420	\$37,895	\$40,315
60%	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980
80%	\$31,120	\$35,520	\$40,000	\$44,400	\$48,000	\$51,520	\$55,120	\$58,640

**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:

Morrow County is considered rural.

<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 March 28th 2016. Per Revenue Ruling 94-57, owners will have until May 12, 2016 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.

2016 -- Rents for LIHTC & Tax-Exempt Bonds

**Morrow County, Oregon**



For more detailed MTSP income limit information, please visit HUD's website:

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

Actual 2016 Median <sup>3</sup>	\$54,000
Actual 2015 Median <sup>3</sup>	\$55,500
2016 HERA Special Median	\$55,500 (applies to projects in existence before January 1, 2009)

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 exist <sup>2</sup> in 2008?	Use: HERA Special 2016	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2015	Use: Actual Incomes 2015
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On or After 3/28/16	Use: Actual Incomes 2016	Use: Actual Incomes 2016

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$283	\$303	\$364	\$421	\$470	\$518
35%	\$330	\$354	\$425	\$491	\$548	\$605
40%	\$378	\$405	\$486	\$562	\$627	\$691
45%	\$425	\$455	\$546	\$632	\$705	\$777
<b>50%</b>	<b>\$472</b>	<b>\$506</b>	<b>\$607</b>	<b>\$702</b>	<b>\$783</b>	<b>\$864</b>
55%	\$519	\$556	\$668	\$772	\$862	\$950
60%	\$567	\$607	\$729	\$843	\$940	\$1,037
80%	\$756	\$810	\$972	\$1,124	\$1,254	\$1,383

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$312	\$375	\$433	\$483	\$533
35%	\$340	\$364	\$437	\$505	\$563	\$622
40%	\$389	\$416	\$500	\$577	\$644	\$711
45%	\$437	\$468	\$562	\$649	\$724	\$799
<b>50%</b>	<b>\$486</b>	<b>\$520</b>	<b>\$625</b>	<b>\$721</b>	<b>\$805</b>	<b>\$888</b>
55%	\$534	\$572	\$687	\$794	\$885	\$977
60%	\$583	\$624	\$750	\$866	\$966	\$1,066
80%	\$778	\$833	\$1,000	\$1,155	\$1,288	\$1,422

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60%	\$583	\$624	\$750	\$866	\$966	\$1,066
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