

2016 -- Income Limits for LIHTC & Tax-Exempt Bonds
Union 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 ³	\$53,300
Actual 2015 Median ³	\$54,700
Actual 2013 Median ³	\$55,900
Actual 2012 Median ³	\$57,100
2016 HERA Special Median	\$57,600 (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 2016	
If NO, did it exist ² :	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2012	Use: Actual Incomes 2012
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2013	Use: Actual Incomes 2013
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%	\$11,220	\$12,810	\$14,400	\$15,990	\$17,280	\$18,570	\$19,830	\$21,120
35%	\$13,090	\$14,945	\$16,800	\$18,655	\$20,160	\$21,665	\$23,135	\$24,640
40%	\$14,960	\$17,080	\$19,200	\$21,320	\$23,040	\$24,760	\$26,440	\$28,160
45%	\$16,830	\$19,215	\$21,600	\$23,985	\$25,920	\$27,855	\$29,745	\$31,680
50%	\$18,700	\$21,350	\$24,000	\$26,650	\$28,800	\$30,950	\$33,050	\$35,200
55%	\$20,570	\$23,485	\$26,400	\$29,315	\$31,680	\$34,045	\$36,355	\$38,720
60%	\$22,440	\$25,620	\$28,800	\$31,980	\$34,560	\$37,140	\$39,660	\$42,240
80%	\$29,920	\$34,160	\$38,400	\$42,640	\$46,080	\$49,520	\$52,880	\$56,320

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
35%	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
40%	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
45%	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
50%	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
55%	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
60%	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
80%	\$30,640	\$35,040	\$39,440	\$43,760	\$47,280	\$50,800	\$54,320	\$57,840

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140
35%	\$13,720	\$15,680	\$17,640	\$19,565	\$21,140	\$22,715	\$24,290	\$25,830
40%	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520
45%	\$17,640	\$20,160	\$22,680	\$25,155	\$27,180	\$29,205	\$31,230	\$33,210
50%	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900
55%	\$21,560	\$24,640	\$27,720	\$30,745	\$33,220	\$35,695	\$38,170	\$40,590
60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280
80%	\$31,360	\$35,840	\$40,320	\$44,720	\$48,320	\$51,920	\$55,520	\$59,040

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,000	\$13,710	\$15,420	\$17,130	\$18,510	\$19,890	\$21,270	\$22,620
35%	\$14,000	\$15,995	\$17,990	\$19,985	\$21,595	\$23,205	\$24,815	\$26,390
40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,520	\$28,360	\$30,160
45%	\$18,000	\$20,565	\$23,130	\$25,695	\$27,765	\$29,835	\$31,905	\$33,930
50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700
55%	\$22,000	\$25,135	\$28,270	\$31,405	\$33,935	\$36,465	\$38,995	\$41,470
60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,780	\$42,540	\$45,240
80%	\$32,000	\$36,560	\$41,120	\$45,680	\$49,360	\$53,040	\$56,720	\$60,320

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830
35%	\$14,140	\$16,135	\$18,165	\$20,160	\$21,805	\$23,415	\$25,025	\$26,635
40%	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440
45%	\$18,180	\$20,745	\$23,355	\$25,920	\$28,035	\$30,105	\$32,175	\$34,245
50%	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050
55%	\$22,220	\$25,355	\$28,545	\$31,680	\$34,265	\$36,795	\$39,325	\$41,855
60%	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660
80%	\$32,320	\$36,880	\$41,520	\$46,080	\$49,840	\$53,520	\$57,200	\$60,880

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:
<http://www.oregon.gov/ohcs/pages/research-income-rent-limits.aspx>
 Union 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 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

Union County, Oregon



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

Actual 2016 Median ³	\$53,300
Actual 2015 Median ³	\$54,700
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Actual 2012 Median ³	\$57,100
2016 HERA Special Median	\$57,600 (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 ² in 2008?	Use: HERA Special 2016	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2012	Use: Actual Incomes 2012
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2013	Use: Actual Incomes 2013
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

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$415	\$464	\$511
35%	\$327	\$350	\$420	\$485	\$541	\$597
40%	\$374	\$400	\$480	\$554	\$619	\$682
45%	\$420	\$450	\$540	\$623	\$696	\$767
50%	\$467	\$500	\$600	\$693	\$773	\$853
55%	\$514	\$550	\$660	\$762	\$851	\$938
60%	\$561	\$600	\$720	\$831	\$928	\$1,023
80%	\$748	\$801	\$960	\$1,109	\$1,238	\$1,365

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$287	\$307	\$369	\$426	\$476	\$525
35%	\$335	\$359	\$431	\$497	\$555	\$613
40%	\$383	\$410	\$493	\$569	\$635	\$701
45%	\$430	\$461	\$554	\$640	\$714	\$788
50%	\$478	\$513	\$616	\$711	\$793	\$876
55%	\$526	\$564	\$677	\$782	\$873	\$963
60%	\$574	\$615	\$739	\$853	\$952	\$1,051
80%	\$766	\$821	\$986	\$1,138	\$1,270	\$1,402

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$294	\$315	\$378	\$436	\$486	\$537
35%	\$343	\$367	\$441	\$508	\$567	\$626
40%	\$392	\$420	\$504	\$581	\$649	\$716
45%	\$441	\$472	\$567	\$654	\$730	\$805
50%	\$490	\$525	\$630	\$726	\$811	\$895
55%	\$539	\$577	\$693	\$799	\$892	\$984
60%	\$588	\$630	\$756	\$872	\$973	\$1,074
80%	\$784	\$840	\$1,008	\$1,163	\$1,298	\$1,432

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$300	\$321	\$385	\$445	\$497	\$548
35%	\$350	\$374	\$449	\$519	\$580	\$640
40%	\$400	\$428	\$514	\$594	\$663	\$731
45%	\$450	\$482	\$578	\$668	\$745	\$822
50%	\$500	\$535	\$642	\$742	\$828	\$914
55%	\$550	\$589	\$706	\$816	\$911	\$1,005
60%	\$600	\$642	\$771	\$891	\$994	\$1,097
80%	\$800	\$857	\$1,028	\$1,188	\$1,326	\$1,463

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$303	\$324	\$389	\$449	\$501	\$553
35%	\$353	\$378	\$454	\$524	\$585	\$645
40%	\$404	\$432	\$519	\$599	\$669	\$738
45%	\$454	\$486	\$583	\$674	\$752	\$830
50%	\$505	\$540	\$648	\$749	\$836	\$922
55%	\$555	\$594	\$713	\$824	\$919	\$1,014
60%	\$606	\$648	\$778	\$899	\$1,003	\$1,107
80%	\$808	\$865	\$1,038	\$1,199	\$1,338	\$1,476

Notes:

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The rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on March 28, 2016. Per Revenue Ruling 94-57, owners will have until May 12, 2016 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.