

**2016 -- Income Limits for LIHTC & Tax-Exempt Bonds**  
**Clatsop 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>	\$56,300
Actual 2012 Median <sup>3</sup>	\$56,700
2016 HERA Special Median	\$57,000 (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 2012	Use: Actual Incomes 2012
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2016	Use: Actual Incomes 2016
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2016	Use: Actual Incomes 2016
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2016	Use: Actual Incomes 2016
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%	\$11,850	\$13,530	\$15,210	\$16,890	\$18,270	\$19,620	\$20,970	\$22,320
35%	\$13,825	\$15,785	\$17,745	\$19,705	\$21,315	\$22,890	\$24,465	\$26,040
40%	\$15,800	\$18,040	\$20,280	\$22,520	\$24,360	\$26,160	\$27,960	\$29,760
45%	\$17,775	\$20,295	\$22,815	\$25,335	\$27,405	\$29,430	\$31,455	\$33,480
<b>50%</b>	<b>\$19,750</b>	<b>\$22,550</b>	<b>\$25,350</b>	<b>\$28,150</b>	<b>\$30,450</b>	<b>\$32,700</b>	<b>\$34,950</b>	<b>\$37,200</b>
55%	\$21,725	\$24,805	\$27,885	\$30,965	\$33,495	\$35,970	\$38,445	\$40,920
60%	\$23,700	\$27,060	\$30,420	\$33,780	\$36,540	\$39,240	\$41,940	\$44,640
80%	\$31,600	\$36,080	\$40,560	\$45,040	\$48,720	\$52,320	\$55,920	\$59,520

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,910	\$13,620	\$15,330	\$17,010	\$18,390	\$19,740	\$21,120	\$22,470
35%	\$13,895	\$15,890	\$17,885	\$19,845	\$21,455	\$23,030	\$24,640	\$26,215
40%	\$15,880	\$18,160	\$20,440	\$22,680	\$24,520	\$26,320	\$28,160	\$29,960
45%	\$17,865	\$20,430	\$22,995	\$25,515	\$27,585	\$29,610	\$31,680	\$33,705
<b>50%</b>	<b>\$19,850</b>	<b>\$22,700</b>	<b>\$25,550</b>	<b>\$28,350</b>	<b>\$30,650</b>	<b>\$32,900</b>	<b>\$35,200</b>	<b>\$37,450</b>
55%	\$21,835	\$24,970	\$28,105	\$31,185	\$33,715	\$36,190	\$38,720	\$41,195
60%	\$23,820	\$27,240	\$30,660	\$34,020	\$36,780	\$39,480	\$42,240	\$44,940
80%	\$31,760	\$36,320	\$40,880	\$45,360	\$49,040	\$52,640	\$56,320	\$59,920

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,970	\$13,680	\$15,390	\$17,100	\$18,480	\$19,860	\$21,210	\$22,590
35%	\$13,965	\$15,960	\$17,955	\$19,950	\$21,560	\$23,170	\$24,745	\$26,355
40%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,640	\$26,480	\$28,280	\$30,120
45%	\$17,955	\$20,520	\$23,085	\$25,650	\$27,720	\$29,790	\$31,815	\$33,885
<b>50%</b>	<b>\$19,950</b>	<b>\$22,800</b>	<b>\$25,650</b>	<b>\$28,500</b>	<b>\$30,800</b>	<b>\$33,100</b>	<b>\$35,350</b>	<b>\$37,650</b>
55%	\$21,945	\$25,080	\$28,215	\$31,350	\$33,880	\$36,410	\$38,885	\$41,415
60%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,720	\$42,420	\$45,180
80%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,280	\$52,960	\$56,560	\$60,240

**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>

Clatsop 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

**Clatsop County, Oregon**



For more detailed MTSP income limit information, please visit HUDs website:  
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Actual 2016 Median <sup>3</sup>	\$56,300
Actual 2012 Median <sup>3</sup>	\$56,700
2016 HERA Special Median	\$57,000 (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--

<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 2012	Use: Actual Incomes 2012
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On or After 3/28/16	Use: Actual Incomes 2016	Use: Actual Incomes 2016

Rents based on Actual Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$296	\$317	\$380	\$439	\$490	\$541
35%	\$345	\$370	\$443	\$512	\$572	\$631
40%	\$395	\$423	\$507	\$586	\$654	\$721
45%	\$444	\$475	\$570	\$659	\$735	\$811
<b>50%</b>	<b>\$493</b>	<b>\$528</b>	<b>\$633</b>	<b>\$732</b>	<b>\$817</b>	<b>\$901</b>
55%	\$543	\$581	\$697	\$805	\$899	\$992
60%	\$592	\$634	\$760	\$879	\$981	\$1,082
80%	\$790	\$846	\$1,014	\$1,172	\$1,308	\$1,443

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$297	\$319	\$383	\$442	\$493	\$544
35%	\$347	\$372	\$447	\$516	\$575	\$635
40%	\$397	\$425	\$511	\$590	\$658	\$726
45%	\$446	\$478	\$574	\$663	\$740	\$817
<b>50%</b>	<b>\$496</b>	<b>\$531</b>	<b>\$638</b>	<b>\$737</b>	<b>\$822</b>	<b>\$908</b>
55%	\$545	\$585	\$702	\$811	\$904	\$998
60%	\$595	\$638	\$766	\$885	\$987	\$1,089
80%	\$794	\$851	\$1,022	\$1,180	\$1,316	\$1,453

Rents based on HERA Special Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$299	\$320	\$384	\$444	\$496	\$547
35%	\$349	\$374	\$448	\$518	\$579	\$638
40%	\$399	\$427	\$513	\$593	\$662	\$730
45%	\$448	\$480	\$577	\$667	\$744	\$821
<b>50%</b>	<b>\$498</b>	<b>\$534</b>	<b>\$641</b>	<b>\$741</b>	<b>\$827</b>	<b>\$912</b>
55%	\$548	\$587	\$705	\$815	\$910	\$1,003
60%	\$598	\$641	\$769	\$889	\$993	\$1,095
80%	\$798	\$855	\$1,026	\$1,186	\$1,324	\$1,460

**Notes:**

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