

2016 -- Income Limits for LIHTC & Tax-Exempt Bonds

Linn 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	\$53,600
Actual 2015 Median ³	\$56,200
Actual 2012 Median ³	\$58,700
2016 HERA Special Median	\$59,000 (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--

Did the project exist² 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 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%	\$11,280	\$12,870	\$14,490	\$16,080	\$17,370	\$18,660	\$19,950	\$21,240
35%	\$13,160	\$15,015	\$16,905	\$18,760	\$20,265	\$21,770	\$23,275	\$24,780
40%	\$15,040	\$17,160	\$19,320	\$21,440	\$23,160	\$24,880	\$26,600	\$28,320
45%	\$16,920	\$19,305	\$21,735	\$24,120	\$26,055	\$27,990	\$29,925	\$31,860
50%	\$18,800	\$21,450	\$24,150	\$26,800	\$28,950	\$31,100	\$33,250	\$35,400
55%	\$20,680	\$23,595	\$26,565	\$29,480	\$31,845	\$34,210	\$36,575	\$38,940
60%	\$22,560	\$25,740	\$28,980	\$32,160	\$34,740	\$37,320	\$39,900	\$42,480
80%	\$30,080	\$34,320	\$38,640	\$42,880	\$46,320	\$49,760	\$53,200	\$56,640

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,820	\$13,500	\$15,180	\$16,860	\$18,210	\$19,560	\$20,910	\$22,260
35%	\$13,790	\$15,750	\$17,710	\$19,670	\$21,245	\$22,820	\$24,395	\$25,970
40%	\$15,760	\$18,000	\$20,240	\$22,480	\$24,280	\$26,080	\$27,880	\$29,680
45%	\$17,730	\$20,250	\$22,770	\$25,290	\$27,315	\$29,340	\$31,365	\$33,390
50%	\$19,700	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100
55%	\$21,670	\$24,750	\$27,830	\$30,910	\$33,385	\$35,860	\$38,335	\$40,810
60%	\$23,640	\$27,000	\$30,360	\$33,720	\$36,420	\$39,120	\$41,820	\$44,520
80%	\$31,520	\$36,000	\$40,480	\$44,960	\$48,560	\$52,160	\$55,760	\$59,360

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,330	\$14,100	\$15,870	\$17,610	\$19,020	\$20,430	\$21,840	\$23,250
35%	\$14,385	\$16,450	\$18,515	\$20,545	\$22,190	\$23,835	\$25,480	\$27,125
40%	\$16,440	\$18,800	\$21,160	\$23,480	\$25,360	\$27,240	\$29,120	\$31,000
45%	\$18,495	\$21,150	\$23,805	\$26,415	\$28,530	\$30,645	\$32,760	\$34,875
50%	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750
55%	\$22,605	\$25,850	\$29,095	\$32,285	\$34,870	\$37,455	\$40,040	\$42,625
60%	\$24,660	\$28,200	\$31,740	\$35,220	\$38,040	\$40,860	\$43,680	\$46,500
80%	\$32,880	\$37,600	\$42,320	\$46,960	\$50,720	\$54,480	\$58,240	\$62,000

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,390	\$14,160	\$15,930	\$17,700	\$19,140	\$20,550	\$21,960	\$23,370
35%	\$14,455	\$16,520	\$18,585	\$20,650	\$22,330	\$23,975	\$25,620	\$27,265
40%	\$16,520	\$18,880	\$21,240	\$23,600	\$25,520	\$27,400	\$29,280	\$31,160
45%	\$18,585	\$21,240	\$23,895	\$26,550	\$28,710	\$30,825	\$32,940	\$35,055
50%	\$20,650	\$23,600	\$26,550	\$29,500	\$31,900	\$34,250	\$36,600	\$38,950
55%	\$22,715	\$25,960	\$29,205	\$32,450	\$35,090	\$37,675	\$40,260	\$42,845
60%	\$24,780	\$28,320	\$31,860	\$35,400	\$38,280	\$41,100	\$43,920	\$46,740
80%	\$33,040	\$37,760	\$42,480	\$47,200	\$51,040	\$54,800	\$58,560	\$62,320

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:

Not all of Linn 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

Linn 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	\$53,600
Actual 2015 Median ³	\$56,200
Actual 2012 Median ³	\$58,700
2016 HERA Special Median	\$59,000 (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--

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 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

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$282	\$301	\$362	\$418	\$466	\$514
35%	\$329	\$352	\$422	\$487	\$544	\$600
40%	\$376	\$402	\$483	\$557	\$622	\$686
45%	\$423	\$452	\$543	\$627	\$699	\$772
50%	\$470	\$503	\$603	\$696	\$777	\$858
55%	\$517	\$553	\$664	\$766	\$855	\$943
60%	\$564	\$603	\$724	\$836	\$933	\$1,029
80%	\$752	\$805	\$966	\$1,115	\$1,244	\$1,373

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$295	\$316	\$379	\$438	\$489	\$539
35%	\$344	\$369	\$442	\$511	\$570	\$629
40%	\$394	\$422	\$506	\$584	\$652	\$719
45%	\$443	\$474	\$569	\$657	\$733	\$809
50%	\$492	\$527	\$632	\$730	\$815	\$899
55%	\$541	\$580	\$695	\$803	\$896	\$989
60%	\$591	\$633	\$759	\$876	\$978	\$1,079
80%	\$788	\$844	\$1,012	\$1,169	\$1,304	\$1,439

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$308	\$330	\$396	\$457	\$510	\$563
35%	\$359	\$385	\$462	\$534	\$595	\$657
40%	\$411	\$440	\$529	\$610	\$681	\$751
45%	\$462	\$495	\$595	\$686	\$766	\$845
50%	\$513	\$550	\$661	\$763	\$851	\$939
55%	\$565	\$605	\$727	\$839	\$936	\$1,033
60%	\$616	\$660	\$793	\$915	\$1,021	\$1,127
80%	\$822	\$881	\$1,058	\$1,221	\$1,362	\$1,503

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$309	\$331	\$398	\$460	\$513	\$566
35%	\$361	\$387	\$464	\$537	\$599	\$661
40%	\$413	\$442	\$531	\$614	\$685	\$755
45%	\$464	\$497	\$597	\$690	\$770	\$849
50%	\$516	\$553	\$663	\$767	\$856	\$944
55%	\$567	\$608	\$730	\$844	\$941	\$1,038
60%	\$619	\$663	\$796	\$921	\$1,027	\$1,133
80%	\$826	\$885	\$1,062	\$1,228	\$1,370	\$1,511

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>
 Not all of Linn 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 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.