

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

**Marion 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>	\$56,500
Actual 2015 Median <sup>3</sup>	\$57,200
Actual 2012 Median <sup>3</sup>	\$60,000
2016 HERA Special Median	\$60,600 (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--

<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 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%	\$11,880	\$13,560	\$15,270	\$16,950	\$18,330	\$19,680	\$21,030	\$22,380
35%	\$13,860	\$15,820	\$17,815	\$19,775	\$21,385	\$22,960	\$24,535	\$26,110
40%	\$15,840	\$18,080	\$20,360	\$22,600	\$24,440	\$26,240	\$28,040	\$29,840
45%	\$17,820	\$20,340	\$22,905	\$25,425	\$27,495	\$29,520	\$31,545	\$33,570
<b>50%</b>	<b>\$19,800</b>	<b>\$22,600</b>	<b>\$25,450</b>	<b>\$28,250</b>	<b>\$30,550</b>	<b>\$32,800</b>	<b>\$35,050</b>	<b>\$37,300</b>
55%	\$21,780	\$24,860	\$27,995	\$31,075	\$33,605	\$36,080	\$38,555	\$41,030
60%	\$23,760	\$27,120	\$30,540	\$33,900	\$36,660	\$39,360	\$42,060	\$44,760
80%	\$31,680	\$36,160	\$40,720	\$45,200	\$48,880	\$52,480	\$56,080	\$59,680

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,030	\$13,740	\$15,450	\$17,160	\$18,540	\$19,920	\$21,300	\$22,680
35%	\$14,035	\$16,030	\$18,025	\$20,020	\$21,630	\$23,240	\$24,850	\$26,460
40%	\$16,040	\$18,320	\$20,600	\$22,880	\$24,720	\$26,560	\$28,400	\$30,240
45%	\$18,045	\$20,610	\$23,175	\$25,740	\$27,810	\$29,880	\$31,950	\$34,020
<b>50%</b>	<b>\$20,050</b>	<b>\$22,900</b>	<b>\$25,750</b>	<b>\$28,600</b>	<b>\$30,900</b>	<b>\$33,200</b>	<b>\$35,500</b>	<b>\$37,800</b>
55%	\$22,055	\$25,190	\$28,325	\$31,460	\$33,990	\$36,520	\$39,050	\$41,580
60%	\$24,060	\$27,480	\$30,900	\$34,320	\$37,080	\$39,840	\$42,600	\$45,360
80%	\$32,080	\$36,640	\$41,200	\$45,760	\$49,440	\$53,120	\$56,800	\$60,480

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,600	\$14,400	\$16,200	\$18,000	\$19,440	\$20,880	\$22,320	\$23,760
35%	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720
40%	\$16,800	\$19,200	\$21,600	\$24,000	\$25,920	\$27,840	\$29,760	\$31,680
45%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
<b>50%</b>	<b>\$21,000</b>	<b>\$24,000</b>	<b>\$27,000</b>	<b>\$30,000</b>	<b>\$32,400</b>	<b>\$34,800</b>	<b>\$37,200</b>	<b>\$39,600</b>
55%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
60%	\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
80%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,840	\$55,680	\$59,520	\$63,360

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,750	\$14,550	\$16,380	\$18,180	\$19,650	\$21,090	\$22,560	\$24,000
35%	\$14,875	\$16,975	\$19,110	\$21,210	\$22,925	\$24,605	\$26,320	\$28,000
40%	\$17,000	\$19,400	\$21,840	\$24,240	\$26,200	\$28,120	\$30,080	\$32,000
45%	\$19,125	\$21,825	\$24,570	\$27,270	\$29,475	\$31,635	\$33,840	\$36,000
<b>50%</b>	<b>\$21,250</b>	<b>\$24,250</b>	<b>\$27,300</b>	<b>\$30,300</b>	<b>\$32,750</b>	<b>\$35,150</b>	<b>\$37,600</b>	<b>\$40,000</b>
55%	\$23,375	\$26,675	\$30,030	\$33,330	\$36,025	\$38,665	\$41,360	\$44,000
60%	\$25,500	\$29,100	\$32,760	\$36,360	\$39,300	\$42,180	\$45,120	\$48,000
80%	\$34,000	\$38,800	\$43,680	\$48,480	\$52,400	\$56,240	\$60,160	\$64,000

**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 Marion 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

**Marion County, Oregon**



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Actual 2012 Median <sup>3</sup>	\$60,000
2016 HERA Special Median	\$60,600 (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 <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 2012	Use: Actual Incomes 2012
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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%	\$297	\$318	\$381	\$441	\$492	\$542
35%	\$346	\$371	\$445	\$514	\$574	\$633
40%	\$396	\$424	\$509	\$588	\$656	\$723
45%	\$445	\$477	\$572	\$661	\$738	\$813
<b>50%</b>	<b>\$495</b>	<b>\$530</b>	<b>\$636</b>	<b>\$735</b>	<b>\$820</b>	<b>\$904</b>
55%	\$544	\$583	\$699	\$808	\$902	\$994
60%	\$594	\$636	\$763	\$882	\$984	\$1,085
80%	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$300	\$322	\$386	\$446	\$498	\$549
35%	\$350	\$375	\$450	\$520	\$581	\$641
40%	\$401	\$429	\$515	\$595	\$664	\$733
45%	\$451	\$483	\$579	\$669	\$747	\$824
<b>50%</b>	<b>\$501</b>	<b>\$536</b>	<b>\$643</b>	<b>\$743</b>	<b>\$830</b>	<b>\$916</b>
55%	\$551	\$590	\$708	\$818	\$913	\$1,007
60%	\$601	\$644	\$772	\$892	\$996	\$1,099
80%	\$802	\$859	\$1,030	\$1,190	\$1,328	\$1,466

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$315	\$337	\$405	\$468	\$522	\$576
35%	\$367	\$393	\$472	\$546	\$609	\$672
40%	\$420	\$450	\$540	\$624	\$696	\$768
45%	\$472	\$506	\$607	\$702	\$783	\$864
<b>50%</b>	<b>\$525</b>	<b>\$562</b>	<b>\$675</b>	<b>\$780</b>	<b>\$870</b>	<b>\$960</b>
55%	\$577	\$618	\$742	\$858	\$957	\$1,056
60%	\$630	\$675	\$810	\$936	\$1,044	\$1,152
80%	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$318	\$341	\$409	\$472	\$527	\$582
35%	\$371	\$398	\$477	\$551	\$615	\$679
40%	\$425	\$455	\$546	\$630	\$703	\$776
45%	\$478	\$511	\$614	\$709	\$790	\$873
<b>50%</b>	<b>\$531</b>	<b>\$568</b>	<b>\$682</b>	<b>\$788</b>	<b>\$878</b>	<b>\$970</b>
55%	\$584	\$625	\$750	\$866	\$966	\$1,067
60%	\$637	\$682	\$819	\$945	\$1,054	\$1,164
80%	\$850	\$910	\$1,092	\$1,261	\$1,406	\$1,552

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