

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

Tillamook 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	\$52,600	
Actual 2014 Median ³	\$53,500	
Actual 2013 Median ³	\$54,000	
Actual 2012 Median ³	\$55,300	
Ntnl Non-Metro 2016 Median	\$53,300	(applies to 9% credits only in non-metro areas)
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
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--

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 2013	Use: Ntnl Non-Metro 2015 ¹
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2015 ¹
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2016	Use: Ntnl Non-Metro 2015 ¹
On or After 3/28/16	Use: Actual Incomes 2016	Use: Ntnl Non-Metro 2016 ¹

Actual Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,070	\$12,630	\$14,220	\$15,780	\$17,070	\$18,330	\$19,590	\$20,850
35%	\$12,915	\$14,735	\$16,590	\$18,410	\$19,915	\$21,385	\$22,855	\$24,325
40%	\$14,760	\$16,840	\$18,960	\$21,040	\$22,760	\$24,440	\$26,120	\$27,800
45%	\$16,605	\$18,945	\$21,330	\$23,670	\$25,605	\$27,495	\$29,385	\$31,275
50%	\$18,450	\$21,050	\$23,700	\$26,300	\$28,450	\$30,550	\$32,650	\$34,750
55%	\$20,295	\$23,155	\$26,070	\$28,930	\$31,295	\$33,605	\$35,915	\$38,225
60%	\$22,140	\$25,260	\$28,440	\$31,560	\$34,140	\$36,660	\$39,180	\$41,700
80%	\$29,520	\$33,680	\$37,920	\$42,080	\$45,520	\$48,880	\$52,240	\$55,600

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,250	\$12,840	\$14,460	\$16,050	\$17,340	\$18,630	\$19,920	\$21,210
35%	\$13,125	\$14,980	\$16,870	\$18,725	\$20,230	\$21,735	\$23,240	\$24,745
40%	\$15,000	\$17,120	\$19,280	\$21,400	\$23,120	\$24,840	\$26,560	\$28,280
45%	\$16,875	\$19,260	\$21,690	\$24,075	\$26,010	\$27,945	\$29,880	\$31,815
50%	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,200	\$35,350
55%	\$20,625	\$23,540	\$26,510	\$29,425	\$31,790	\$34,155	\$36,520	\$38,885
60%	\$22,500	\$25,680	\$28,920	\$32,100	\$34,680	\$37,260	\$39,840	\$42,420
80%	\$30,000	\$34,240	\$38,560	\$42,800	\$46,240	\$49,680	\$53,120	\$56,560

Actual Income Limits 2013								
% 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
50%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$31,350	\$33,500	\$35,650
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 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,640	\$13,290	\$14,940	\$16,590	\$17,940	\$19,260	\$20,580	\$21,900
35%	\$13,580	\$15,505	\$17,430	\$19,355	\$20,930	\$22,470	\$24,010	\$25,550
40%	\$15,520	\$17,720	\$19,920	\$22,120	\$23,920	\$25,680	\$27,440	\$29,200
45%	\$17,460	\$19,935	\$22,410	\$24,885	\$26,910	\$28,890	\$30,870	\$32,850
50%	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500
55%	\$21,340	\$24,365	\$27,390	\$30,415	\$32,890	\$35,310	\$37,730	\$40,150
60%	\$23,280	\$26,580	\$29,880	\$33,180	\$35,880	\$38,520	\$41,160	\$43,800
80%	\$31,040	\$35,440	\$39,840	\$44,240	\$47,840	\$51,360	\$54,880	\$58,400

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
50%	\$19,450	\$22,200	\$25,000	\$27,750	\$30,000	\$32,200	\$34,450	\$36,650
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:
<http://www.oregon.gov/ohcs/pages/research-income-rent-limits.aspx>
 Tillamook 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

Tillamook 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	\$52,600	
Actual 2014 Median ³	\$53,500	
Actual 2013 Median ³	\$54,000	
Actual 2012 Median ³	\$55,300	
Ntnl Non-Metro 2016 Median	\$53,300	(applies to 9% credits only in non-metro areas)
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
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 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 2013	Use: Ntnl Non-Metro 2015 ¹
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2015 ¹
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2016	Use: Ntnl Non-Metro 2015 ¹
On or After 3/28/16	Use: Actual Incomes 2016	Use: Ntnl Non-Metro 2016 ¹

Rents based on Actual Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$276	\$296	\$355	\$410	\$458	\$505
35%	\$322	\$345	\$414	\$479	\$534	\$589
40%	\$369	\$395	\$474	\$547	\$611	\$674
45%	\$415	\$444	\$533	\$615	\$687	\$758
50%	\$461	\$493	\$592	\$684	\$763	\$842
55%	\$507	\$543	\$651	\$752	\$840	\$926
60%	\$553	\$592	\$711	\$821	\$916	\$1,011
80%	\$738	\$790	\$948	\$1,095	\$1,222	\$1,348

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$281	\$301	\$361	\$417	\$465	\$514
35%	\$328	\$351	\$421	\$486	\$543	\$599
40%	\$375	\$401	\$482	\$556	\$621	\$685
45%	\$421	\$451	\$542	\$626	\$698	\$771
50%	\$468	\$501	\$602	\$695	\$776	\$856
55%	\$515	\$552	\$662	\$765	\$853	\$942
60%	\$562	\$602	\$723	\$834	\$931	\$1,028
80%	\$750	\$803	\$964	\$1,113	\$1,242	\$1,371

Rents based on Actual Income Limits 2013						
% 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
50%	\$472	\$506	\$607	\$702	\$783	\$864
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

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$311	\$373	\$431	\$481	\$531
35%	\$339	\$363	\$435	\$503	\$561	\$619
40%	\$388	\$415	\$498	\$575	\$642	\$708
45%	\$436	\$467	\$560	\$647	\$722	\$796
50%	\$485	\$519	\$622	\$719	\$802	\$885
55%	\$533	\$571	\$684	\$791	\$882	\$973
60%	\$582	\$623	\$747	\$863	\$963	\$1,062
80%	\$776	\$831	\$996	\$1,151	\$1,284	\$1,416

Rents based on HERA Special Income Limits 2016						
% 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
50%	\$486	\$520	\$625	\$721	\$805	\$888
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

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>
 Tillamook 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.