

2016 -- Income Limits for LIHTC & Tax-Exempt Bonds
Umatilla 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	\$58,300
Actual 2015 Median ³	\$58,700
Actual 2014 Median ³	\$59,700
2016 HERA Special Median	\$59,700 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)¹

YES Umatilla County is considered Rural. To verify current accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

--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 exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2014	Use: Actual Incomes 2014
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2014	Use: Actual Incomes 2014
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2014	Use: Actual Incomes 2014
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%	\$12,270	\$14,010	\$15,750	\$17,490	\$18,900	\$20,310	\$21,690	\$23,100
35%	\$14,315	\$16,345	\$18,375	\$20,405	\$22,050	\$23,695	\$25,305	\$26,950
40%	\$16,360	\$18,680	\$21,000	\$23,320	\$25,200	\$27,080	\$28,920	\$30,800
45%	\$18,405	\$21,015	\$23,625	\$26,235	\$28,350	\$30,465	\$32,535	\$34,650
50%	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500
55%	\$22,495	\$25,685	\$28,875	\$32,065	\$34,650	\$37,235	\$39,765	\$42,350
60%	\$24,540	\$28,020	\$31,500	\$34,980	\$37,800	\$40,620	\$43,380	\$46,200
80%	\$32,720	\$37,360	\$42,000	\$46,640	\$50,400	\$54,160	\$57,840	\$61,600

Actual Income Limits 2015								
% 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

Actual Income Limits 2014 & HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,540	\$14,340	\$16,140	\$17,910	\$19,350	\$20,790	\$22,230	\$23,670
35%	\$14,630	\$16,730	\$18,830	\$20,895	\$22,575	\$24,255	\$25,935	\$27,615
40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560
45%	\$18,810	\$21,510	\$24,210	\$26,865	\$29,025	\$31,185	\$33,345	\$35,505
50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450
55%	\$22,990	\$26,290	\$29,590	\$32,835	\$35,475	\$38,115	\$40,755	\$43,395
60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340
80%	\$33,440	\$38,240	\$43,040	\$47,760	\$51,600	\$55,440	\$59,280	\$63,120

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>

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

Umatilla County, Oregon



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Actual 2016 Median ³	\$58,300
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Median Incomes calculated based on a 4-person household

What Rents Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)¹

YES Umatilla County is considered Rural. To verify current accuracy, please visit:

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

--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 2014	Use: Actual Incomes 2014
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2014	Use: Actual Incomes 2014
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2014	Use: Actual Incomes 2014
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

Rents based on Actual Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$306	\$328	\$393	\$454	\$507	\$559
35%	\$357	\$383	\$459	\$530	\$592	\$653
40%	\$409	\$438	\$525	\$606	\$677	\$746
45%	\$460	\$492	\$590	\$682	\$761	\$839
50%	\$511	\$547	\$656	\$758	\$846	\$933
55%	\$562	\$602	\$721	\$833	\$930	\$1,026
60%	\$613	\$657	\$787	\$909	\$1,015	\$1,119
80%	\$818	\$876	\$1,050	\$1,213	\$1,354	\$1,493

Rents based on Actual Income Limits 2015						
% 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

Rents based on Actual Income Limits 2014 & HERA Special Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$313	\$336	\$403	\$465	\$519	\$573
35%	\$365	\$392	\$470	\$543	\$606	\$669
40%	\$418	\$448	\$538	\$621	\$693	\$765
45%	\$470	\$504	\$605	\$698	\$779	\$860
50%	\$522	\$560	\$672	\$776	\$866	\$956
55%	\$574	\$616	\$739	\$853	\$952	\$1,051
60%	\$627	\$672	\$807	\$931	\$1,039	\$1,147
80%	\$836	\$896	\$1,076	\$1,242	\$1,386	\$1,530

Notes:

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<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 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.