

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

**Wasco 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>	\$55,000
Actual 2015 Median <sup>3</sup>	\$55,900
2016 HERA Special Median	\$56,800 (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)<sup>1</sup>

**YES** Wasco 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--**

<b>Did the project exist<sup>2</sup> in 2008?</b>	<i>Use: HERA Special 2016</i>	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 1/1/09 - 12/10/12</b>	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
<b>Between 12/11/12 - 12/17/13</b>	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
<b>Between 12/18/13 - 3/5/15</b>	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
<b>Between 3/6/15 - 3/27/16</b>	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
<b>On or After 3/28/16</b>	<i>Use: Actual Incomes 2016</i>	<i>Use: Actual Incomes 2016</i>

<b>Actual Income Limits 2016</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,550	\$13,200	\$14,850	\$16,500	\$17,820	\$19,140	\$20,460	\$21,780
35%	\$13,475	\$15,400	\$17,325	\$19,250	\$20,790	\$22,330	\$23,870	\$25,410
40%	\$15,400	\$17,600	\$19,800	\$22,000	\$23,760	\$25,520	\$27,280	\$29,040
45%	\$17,325	\$19,800	\$22,275	\$24,750	\$26,730	\$28,710	\$30,690	\$32,670
<b>50%</b>	<b>\$19,250</b>	<b>\$22,000</b>	<b>\$24,750</b>	<b>\$27,500</b>	<b>\$29,700</b>	<b>\$31,900</b>	<b>\$34,100</b>	<b>\$36,300</b>
55%	\$21,175	\$24,200	\$27,225	\$30,250	\$32,670	\$35,090	\$37,510	\$39,930
60%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
80%	\$30,800	\$35,200	\$39,600	\$44,000	\$47,520	\$51,040	\$54,560	\$58,080

<b>Actual Income Limits 2015</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140
35%	\$13,720	\$15,680	\$17,640	\$19,565	\$21,140	\$22,715	\$24,290	\$25,830
40%	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520
45%	\$17,640	\$20,160	\$22,680	\$25,155	\$27,180	\$29,205	\$31,230	\$33,210
<b>50%</b>	<b>\$19,600</b>	<b>\$22,400</b>	<b>\$25,200</b>	<b>\$27,950</b>	<b>\$30,200</b>	<b>\$32,450</b>	<b>\$34,700</b>	<b>\$36,900</b>
55%	\$21,560	\$24,640	\$27,720	\$30,745	\$33,220	\$35,695	\$38,170	\$40,590
60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280
80%	\$31,360	\$35,840	\$40,320	\$44,720	\$48,320	\$51,920	\$55,520	\$59,040

<b>HERA Special Income Limits 2016</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,940	\$13,650	\$15,360	\$17,040	\$18,420	\$19,770	\$21,150	\$22,500
35%	\$13,930	\$15,925	\$17,920	\$19,880	\$21,490	\$23,065	\$24,675	\$26,250
40%	\$15,920	\$18,200	\$20,480	\$22,720	\$24,560	\$26,360	\$28,200	\$30,000
45%	\$17,910	\$20,475	\$23,040	\$25,560	\$27,630	\$29,655	\$31,725	\$33,750
<b>50%</b>	<b>\$19,900</b>	<b>\$22,750</b>	<b>\$25,600</b>	<b>\$28,400</b>	<b>\$30,700</b>	<b>\$32,950</b>	<b>\$35,250</b>	<b>\$37,500</b>
55%	\$21,890	\$25,025	\$28,160	\$31,240	\$33,770	\$36,245	\$38,775	\$41,250
60%	\$23,880	\$27,300	\$30,720	\$34,080	\$36,840	\$39,540	\$42,300	\$45,000
80%	\$31,840	\$36,400	\$40,960	\$45,440	\$49,120	\$52,720	\$56,400	\$60,000

**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:

<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

**Wasco County, Oregon**



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2016 HERA Special Median	\$56,800 (applies to projects in existence before January 1, 2009)

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)<sup>1</sup>

**YES** Wasco 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--**

<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 2015	Use: Actual Incomes 2015
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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%	\$288	\$309	\$371	\$429	\$478	\$528
35%	\$336	\$360	\$433	\$500	\$558	\$616
40%	\$385	\$412	\$495	\$572	\$638	\$704
45%	\$433	\$464	\$556	\$643	\$717	\$792
<b>50%</b>	<b>\$481</b>	<b>\$515</b>	<b>\$618</b>	<b>\$715</b>	<b>\$797</b>	<b>\$880</b>
55%	\$529	\$567	\$680	\$786	\$877	\$968
60%	\$577	\$618	\$742	\$858	\$957	\$1,056
80%	\$770	\$825	\$990	\$1,144	\$1,276	\$1,408

Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$294	\$315	\$378	\$436	\$486	\$537
35%	\$343	\$367	\$441	\$508	\$567	\$626
40%	\$392	\$420	\$504	\$581	\$649	\$716
45%	\$441	\$472	\$567	\$654	\$730	\$805
<b>50%</b>	<b>\$490</b>	<b>\$525</b>	<b>\$630</b>	<b>\$726</b>	<b>\$811</b>	<b>\$895</b>
55%	\$539	\$577	\$693	\$799	\$892	\$984
60%	\$588	\$630	\$756	\$872	\$973	\$1,074
80%	\$784	\$840	\$1,008	\$1,163	\$1,298	\$1,432

Rents based on HERA Special Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$298	\$319	\$384	\$443	\$494	\$545
35%	\$348	\$373	\$448	\$517	\$576	\$636
40%	\$398	\$426	\$512	\$591	\$659	\$727
45%	\$447	\$479	\$576	\$664	\$741	\$818
<b>50%</b>	<b>\$497</b>	<b>\$533</b>	<b>\$640</b>	<b>\$738</b>	<b>\$823</b>	<b>\$909</b>
55%	\$547	\$586	\$704	\$812	\$906	\$1,000
60%	\$597	\$639	\$768	\$886	\$988	\$1,091
80%	\$796	\$853	\$1,024	\$1,182	\$1,318	\$1,455

**Notes:**

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