

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

**Wheeler 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 <sup>3</sup>	\$51,900	
Actual 2015 Median <sup>3</sup>	\$52,100	
Actual 2012 Median <sup>3</sup>	\$53,400	
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	\$57,800	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

**What Income Limit Should You Use?**

--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: Ntnl Non-Metro 2015 <sup>1</sup>
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 <sup>1</sup>
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 <sup>1</sup>
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 <sup>1</sup>
On or After 3/28/16	Use: Actual Incomes 2016	Use: Ntnl Non-Metro 2016 <sup>1</sup>

Actual Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,920	\$12,480	\$14,040	\$15,570	\$16,830	\$18,090	\$19,320	\$20,580
35%	\$12,740	\$14,560	\$16,380	\$18,165	\$19,635	\$21,105	\$22,540	\$24,010
40%	\$14,560	\$16,640	\$18,720	\$20,760	\$22,440	\$24,120	\$25,760	\$27,440
45%	\$16,380	\$18,720	\$21,060	\$23,355	\$25,245	\$27,135	\$28,980	\$30,870
<b>50%</b>	<b>\$18,200</b>	<b>\$20,800</b>	<b>\$23,400</b>	<b>\$25,950</b>	<b>\$28,050</b>	<b>\$30,150</b>	<b>\$32,200</b>	<b>\$34,300</b>
55%	\$20,020	\$22,880	\$25,740	\$28,545	\$30,855	\$33,165	\$35,420	\$37,730
60%	\$21,840	\$24,960	\$28,080	\$31,140	\$33,660	\$36,180	\$38,640	\$41,160
80%	\$29,120	\$33,280	\$37,440	\$41,520	\$44,880	\$48,240	\$51,520	\$54,880

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,950	\$12,510	\$14,070	\$15,630	\$16,890	\$18,150	\$19,410	\$20,640
35%	\$12,775	\$14,595	\$16,415	\$18,235	\$19,705	\$21,175	\$22,645	\$24,080
40%	\$14,600	\$16,680	\$18,760	\$20,840	\$22,520	\$24,200	\$25,880	\$27,520
45%	\$16,425	\$18,765	\$21,105	\$23,445	\$25,335	\$27,225	\$29,115	\$30,960
<b>50%</b>	<b>\$18,250</b>	<b>\$20,850</b>	<b>\$23,450</b>	<b>\$26,050</b>	<b>\$28,150</b>	<b>\$30,250</b>	<b>\$32,350</b>	<b>\$34,400</b>
55%	\$20,075	\$22,935	\$25,795	\$28,655	\$30,965	\$33,275	\$35,585	\$37,840
60%	\$21,900	\$25,020	\$28,140	\$31,260	\$33,780	\$36,300	\$38,820	\$41,280
80%	\$29,200	\$33,360	\$37,520	\$41,680	\$45,040	\$48,400	\$51,760	\$55,040

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,840	\$14,430	\$16,020	\$17,310	\$18,600	\$19,890	\$21,150
35%	\$13,090	\$14,980	\$16,835	\$18,690	\$20,195	\$21,700	\$23,205	\$24,675
40%	\$14,960	\$17,120	\$19,240	\$21,360	\$23,080	\$24,800	\$26,520	\$28,200
45%	\$16,830	\$19,260	\$21,645	\$24,030	\$25,965	\$27,900	\$29,835	\$31,725
<b>50%</b>	<b>\$18,700</b>	<b>\$21,400</b>	<b>\$24,050</b>	<b>\$26,700</b>	<b>\$28,850</b>	<b>\$31,000</b>	<b>\$33,150</b>	<b>\$35,250</b>
55%	\$20,570	\$23,540	\$26,455	\$29,370	\$31,735	\$34,100	\$36,465	\$38,775
60%	\$22,440	\$25,680	\$28,860	\$32,040	\$34,620	\$37,200	\$39,780	\$42,300
80%	\$29,920	\$34,240	\$38,480	\$42,720	\$46,160	\$49,600	\$53,040	\$56,400

HERA Special Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,150	\$13,890	\$15,630	\$17,340	\$18,750	\$20,130	\$21,510	\$22,890
35%	\$14,175	\$16,205	\$18,235	\$20,230	\$21,875	\$23,485	\$25,095	\$26,705
40%	\$16,200	\$18,520	\$20,840	\$23,120	\$25,000	\$26,840	\$28,680	\$30,520
45%	\$18,225	\$20,835	\$23,445	\$26,010	\$28,125	\$30,195	\$32,265	\$34,335
<b>50%</b>	<b>\$20,250</b>	<b>\$23,150</b>	<b>\$26,050</b>	<b>\$28,900</b>	<b>\$31,250</b>	<b>\$33,550</b>	<b>\$35,850</b>	<b>\$38,150</b>
55%	\$22,275	\$25,465	\$28,655	\$31,790	\$34,375	\$36,905	\$39,435	\$41,965
60%	\$24,300	\$27,780	\$31,260	\$34,680	\$37,500	\$40,260	\$43,020	\$45,780
80%	\$32,400	\$37,040	\$41,680	\$46,240	\$50,000	\$53,680	\$57,360	\$61,040

**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>  
 Wheeler 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.



For more detailed MTSP income limit information, please visit HUDs website:  
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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	
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Between 1/1/09 - 12/10/12	Use: Actual Incomes 2012	Use: Ntnl Non-Metro 2015 <sup>1</sup>
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Rents based on Actual Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$273	\$292	\$351	\$405	\$452	\$498
35%	\$318	\$341	\$409	\$472	\$527	\$581
40%	\$364	\$390	\$468	\$540	\$603	\$665
45%	\$409	\$438	\$526	\$607	\$678	\$748
<b>50%</b>	<b>\$455</b>	<b>\$487</b>	<b>\$585</b>	<b>\$675</b>	<b>\$753</b>	<b>\$831</b>
55%	\$500	\$536	\$643	\$742	\$829	\$914
60%	\$546	\$585	\$702	\$810	\$904	\$997
80%	\$728	\$780	\$936	\$1,080	\$1,206	\$1,330

Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$273	\$293	\$351	\$406	\$453	\$500
35%	\$319	\$342	\$410	\$474	\$529	\$584
40%	\$365	\$391	\$469	\$542	\$605	\$667
45%	\$410	\$439	\$527	\$609	\$680	\$750
<b>50%</b>	<b>\$456</b>	<b>\$488</b>	<b>\$586</b>	<b>\$677</b>	<b>\$756</b>	<b>\$834</b>
55%	\$501	\$537	\$644	\$745	\$831	\$917
60%	\$547	\$586	\$703	\$813	\$907	\$1,001
80%	\$730	\$782	\$938	\$1,084	\$1,210	\$1,335

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$416	\$465	\$513
35%	\$327	\$350	\$420	\$486	\$542	\$598
40%	\$374	\$401	\$481	\$555	\$620	\$684
45%	\$420	\$451	\$541	\$624	\$697	\$769
<b>50%</b>	<b>\$467</b>	<b>\$501</b>	<b>\$601</b>	<b>\$694</b>	<b>\$775</b>	<b>\$855</b>
55%	\$514	\$551	\$661	\$763	\$852	\$940
60%	\$561	\$601	\$721	\$833	\$930	\$1,026
80%	\$748	\$802	\$962	\$1,111	\$1,240	\$1,368

Rents based on HERA Special Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$303	\$325	\$390	\$451	\$503	\$555
35%	\$354	\$379	\$455	\$526	\$587	\$647
40%	\$405	\$434	\$521	\$601	\$671	\$740
45%	\$455	\$488	\$586	\$676	\$754	\$832
<b>50%</b>	<b>\$506</b>	<b>\$542</b>	<b>\$651</b>	<b>\$751</b>	<b>\$838</b>	<b>\$925</b>
55%	\$556	\$596	\$716	\$827	\$922	\$1,017
60%	\$607	\$651	\$781	\$902	\$1,006	\$1,110
80%	\$810	\$868	\$1,042	\$1,203	\$1,342	\$1,480

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