

2017 -- Income Limits for LIHTC & Tax-Exempt Bonds
Columbia County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2017 Median ³	\$74,700
2017 HERA Special Median	\$75,100 (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 Columbia 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 2017	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	Use: Actual Incomes 2017	Use: Actual Incomes 2017
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2017	Use: Actual Incomes 2017
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2017	Use: Actual Incomes 2017
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2017	Use: Actual Incomes 2017
Between 3/28/16 - 4/13/17	Use: Actual Incomes 2017	Use: Actual Incomes 2017
On or After 4/14/17	Use: Actual Incomes 2017	Use: Actual Incomes 2017

Actual Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,690	\$17,940	\$20,190	\$22,410	\$24,210	\$26,010	\$27,810	\$29,610
35%	\$18,305	\$20,930	\$23,555	\$26,145	\$28,245	\$30,345	\$32,445	\$34,545
40%	\$20,920	\$23,920	\$26,920	\$29,880	\$32,280	\$34,680	\$37,080	\$39,480
45%	\$23,535	\$26,910	\$30,285	\$33,615	\$36,315	\$39,015	\$41,715	\$44,415
50%	\$26,150	\$29,900	\$33,650	\$37,350	\$40,350	\$43,350	\$46,350	\$49,350
55%	\$28,765	\$32,890	\$37,015	\$41,085	\$44,385	\$47,685	\$50,985	\$54,285
60%	\$31,380	\$35,880	\$40,380	\$44,820	\$48,420	\$52,020	\$55,620	\$59,220
80%	\$41,840	\$47,840	\$53,840	\$59,760	\$64,560	\$69,360	\$74,160	\$78,960

HERA Special Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$15,780	\$18,030	\$20,280	\$22,530	\$24,360	\$26,160	\$27,960	\$29,760
35%	\$18,410	\$21,035	\$23,660	\$26,285	\$28,420	\$30,520	\$32,620	\$34,720
40%	\$21,040	\$24,040	\$27,040	\$30,040	\$32,480	\$34,880	\$37,280	\$39,680
45%	\$23,670	\$27,045	\$30,420	\$33,795	\$36,540	\$39,240	\$41,940	\$44,640
50%	\$26,300	\$30,050	\$33,800	\$37,550	\$40,600	\$43,600	\$46,600	\$49,600
55%	\$28,930	\$33,055	\$37,180	\$41,305	\$44,660	\$47,960	\$51,260	\$54,560
60%	\$31,560	\$36,060	\$40,560	\$45,060	\$48,720	\$52,320	\$55,920	\$59,520
80%	\$42,080	\$48,080	\$54,080	\$60,080	\$64,960	\$69,760	\$74,560	\$79,360

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 April 14th 2017. Per Revenue Ruling 94-57, owners will have until May 29, 2017 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.

2017 -- Rents for LIHTC & Tax-Exempt Bonds

Columbia County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2017 Median ³	\$74,700
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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 Columbia 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 exist² in 2008?	<i>Use: HERA Special 2017</i>	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 12/10/12	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>
Between 12/11/12 - 12/17/13	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>
Between 12/18/13 - 3/5/15	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>
Between 3/6/15 - 3/27/16	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>
Between 3/28/16 - 4/13/17	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>
On or After 4/14/17	<i>Use: Actual Incomes 2017</i>	<i>Use: Actual Incomes 2017</i>

Rents based on Actual Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$392	\$420	\$504	\$582	\$650	\$717
35%	\$457	\$490	\$588	\$679	\$758	\$837
40%	\$523	\$560	\$673	\$777	\$867	\$957
45%	\$588	\$630	\$757	\$874	\$975	\$1,076
50%	\$653	\$700	\$841	\$971	\$1,083	\$1,196
55%	\$719	\$770	\$925	\$1,068	\$1,192	\$1,315
60%	\$784	\$840	\$1,009	\$1,165	\$1,300	\$1,435
80%	\$1,046	\$1,121	\$1,346	\$1,554	\$1,734	\$1,914

Rents based on HERA Special Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$394	\$422	\$507	\$586	\$654	\$721
35%	\$460	\$493	\$591	\$683	\$763	\$841
40%	\$526	\$563	\$676	\$781	\$872	\$962
45%	\$591	\$633	\$760	\$879	\$981	\$1,082
50%	\$657	\$704	\$845	\$976	\$1,090	\$1,202
55%	\$723	\$774	\$929	\$1,074	\$1,199	\$1,322
60%	\$789	\$845	\$1,014	\$1,172	\$1,308	\$1,443
80%	\$1,052	\$1,127	\$1,352	\$1,563	\$1,744	\$1,924

Notes:

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