

**2017 -- Income Limits for LIHTC & Tax-Exempt Bonds**  
**Crook 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 <sup>3</sup>	\$53,300	
Actual 2013 Median <sup>3</sup>	\$55,800	
Actual 2012 Median <sup>3</sup>	\$56,300	
Ntnl Non-Metro 2017 Median	\$55,200	(applies to 9% credits only in non-metro areas)
2017 HERA Special Median	\$56,500	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

**What Income Limit Should You Use?**

**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** Crook 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>	Use: HERA Special 2017	
<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>	Use: Actual Incomes 2012	Use: Actual Incomes 2012
<b>Between 12/11/12 - 12/17/13</b>	Use: Actual Incomes 2013	Use: Actual Incomes 2013
<b>Between 12/18/13 - 3/5/15</b>	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 <sup>1</sup>
<b>Between 3/6/15 - 3/27/16</b>	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 <sup>1</sup>
<b>Between 3/28/16 - 4/13/17</b>	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 <sup>1</sup>
<b>On or After 4/14/17</b>	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 <sup>1</sup>

Actual Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,810	\$14,400	\$15,990	\$17,280	\$18,570	\$19,830	\$21,120
35%	\$13,090	\$14,945	\$16,800	\$18,655	\$20,160	\$21,665	\$23,135	\$24,640
40%	\$14,960	\$17,080	\$19,200	\$21,320	\$23,040	\$24,760	\$26,440	\$28,160
45%	\$16,830	\$19,215	\$21,600	\$23,985	\$25,920	\$27,855	\$29,745	\$31,680
<b>50%</b>	<b>\$18,700</b>	<b>\$21,350</b>	<b>\$24,000</b>	<b>\$26,650</b>	<b>\$28,800</b>	<b>\$30,950</b>	<b>\$33,050</b>	<b>\$35,200</b>
55%	\$20,570	\$23,485	\$26,400	\$29,315	\$31,680	\$34,045	\$36,355	\$38,720
60%	\$22,440	\$25,620	\$28,800	\$31,980	\$34,560	\$37,140	\$39,660	\$42,240
80%	\$29,920	\$34,160	\$38,400	\$42,640	\$46,080	\$49,520	\$52,880	\$56,320

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,730	\$13,410	\$15,090	\$16,740	\$18,090	\$19,440	\$20,760	\$22,110
35%	\$13,685	\$15,645	\$17,605	\$19,530	\$21,105	\$22,680	\$24,220	\$25,795
40%	\$15,640	\$17,880	\$20,120	\$22,320	\$24,120	\$25,920	\$27,680	\$29,480
45%	\$17,595	\$20,115	\$22,635	\$25,110	\$27,135	\$29,160	\$31,140	\$33,165
<b>50%</b>	<b>\$19,550</b>	<b>\$22,350</b>	<b>\$25,150</b>	<b>\$27,900</b>	<b>\$30,150</b>	<b>\$32,400</b>	<b>\$34,600</b>	<b>\$36,850</b>
55%	\$21,505	\$24,585	\$27,665	\$30,690	\$33,165	\$35,640	\$38,060	\$40,535
60%	\$23,460	\$26,820	\$30,180	\$33,480	\$36,180	\$38,880	\$41,520	\$44,220
80%	\$31,280	\$35,760	\$40,240	\$44,640	\$48,240	\$51,840	\$55,360	\$58,960

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,850	\$13,530	\$15,210	\$16,890	\$18,270	\$19,620	\$20,970	\$22,320
35%	\$13,825	\$15,785	\$17,745	\$19,705	\$21,315	\$22,890	\$24,465	\$26,040
40%	\$15,800	\$18,040	\$20,280	\$22,520	\$24,360	\$26,160	\$27,960	\$29,760
45%	\$17,775	\$20,295	\$22,815	\$25,335	\$27,405	\$29,430	\$31,455	\$33,480
<b>50%</b>	<b>\$19,750</b>	<b>\$22,550</b>	<b>\$25,350</b>	<b>\$28,150</b>	<b>\$30,450</b>	<b>\$32,700</b>	<b>\$34,950</b>	<b>\$37,200</b>
55%	\$21,725	\$24,805	\$27,885	\$30,965	\$33,495	\$35,970	\$38,445	\$40,920
60%	\$23,700	\$27,060	\$30,420	\$33,780	\$36,540	\$39,240	\$41,940	\$44,640
80%	\$31,600	\$36,080	\$40,560	\$45,040	\$48,720	\$52,320	\$55,920	\$59,520

HERA Special Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,880	\$13,560	\$15,270	\$16,950	\$18,330	\$19,680	\$21,030	\$22,380
35%	\$13,860	\$15,820	\$17,815	\$19,775	\$21,385	\$22,960	\$24,535	\$26,110
40%	\$15,840	\$18,080	\$20,360	\$22,600	\$24,440	\$26,240	\$28,040	\$29,840
45%	\$17,820	\$20,340	\$22,905	\$25,425	\$27,495	\$29,520	\$31,545	\$33,570
<b>50%</b>	<b>\$19,800</b>	<b>\$22,600</b>	<b>\$25,450</b>	<b>\$28,250</b>	<b>\$30,550</b>	<b>\$32,800</b>	<b>\$35,050</b>	<b>\$37,300</b>
55%	\$21,780	\$24,860	\$27,995	\$31,075	\$33,605	\$36,080	\$38,555	\$41,030
60%	\$23,760	\$27,120	\$30,540	\$33,900	\$36,660	\$39,360	\$42,060	\$44,760
80%	\$31,680	\$36,160	\$40,720	\$45,200	\$48,880	\$52,480	\$56,080	\$59,680

**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

**Crook County, Oregon**



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2017 HERA Special Median	\$56,500	(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** Crook 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 2017	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
<b>Between 11/09 - 12/10/12</b>	Use: Actual Incomes 2012	Use: Actual Incomes 2012
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<b>On or After 4/14/17</b>	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 <sup>1</sup>

Rents based on Actual Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$415	\$464	\$511
35%	\$327	\$350	\$420	\$485	\$541	\$597
40%	\$374	\$400	\$480	\$554	\$619	\$682
45%	\$420	\$450	\$540	\$623	\$696	\$767
<b>50%</b>	<b>\$467</b>	<b>\$500</b>	<b>\$600</b>	<b>\$693</b>	<b>\$773</b>	<b>\$853</b>
55%	\$514	\$550	\$660	\$762	\$851	\$938
60%	\$561	\$600	\$720	\$831	\$928	\$1,023
80%	\$748	\$801	\$960	\$1,109	\$1,238	\$1,365

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$293	\$314	\$377	\$435	\$486	\$535
35%	\$342	\$366	\$440	\$507	\$567	\$625
40%	\$391	\$419	\$503	\$580	\$648	\$714
45%	\$439	\$471	\$565	\$653	\$729	\$803
<b>50%</b>	<b>\$488</b>	<b>\$523</b>	<b>\$628</b>	<b>\$725</b>	<b>\$810</b>	<b>\$893</b>
55%	\$537	\$576	\$691	\$798	\$891	\$982
60%	\$586	\$628	\$754	\$870	\$972	\$1,071
80%	\$782	\$838	\$1,006	\$1,161	\$1,296	\$1,429

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$296	\$317	\$380	\$439	\$490	\$541
35%	\$345	\$370	\$443	\$512	\$572	\$631
40%	\$395	\$423	\$507	\$586	\$654	\$721
45%	\$444	\$475	\$570	\$659	\$735	\$811
<b>50%</b>	<b>\$493</b>	<b>\$528</b>	<b>\$633</b>	<b>\$732</b>	<b>\$817</b>	<b>\$901</b>
55%	\$543	\$581	\$697	\$805	\$899	\$992
60%	\$592	\$634	\$760	\$879	\$981	\$1,082
80%	\$790	\$846	\$1,014	\$1,172	\$1,308	\$1,443

Rents based on HERA Special Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$297	\$318	\$381	\$441	\$492	\$542
35%	\$346	\$371	\$445	\$514	\$574	\$633
40%	\$396	\$424	\$509	\$588	\$656	\$723
45%	\$445	\$477	\$572	\$661	\$738	\$813
<b>50%</b>	<b>\$495</b>	<b>\$530</b>	<b>\$636</b>	<b>\$735</b>	<b>\$820</b>	<b>\$904</b>
55%	\$544	\$583	\$699	\$808	\$902	\$994
60%	\$594	\$636	\$763	\$882	\$984	\$1,085
80%	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447

**Notes:**

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