

2017 -- 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 2017 Median ³	\$53,300	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2017 Median	\$55,200	(applies to 9% credits only in non-metro areas)
2017 HERA Special Median	\$60,500	(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)¹

YES Wheeler County is considered urban within it's major cities, to verify your address and 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 2012	Use: Ntnl Non-Metro 2017 ¹
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 3/28/16 - 4/13/17	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
On or After 4/14/17	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹

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
50%	\$18,700	\$21,350	\$24,000	\$26,650	\$28,800	\$30,950	\$33,050	\$35,200
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 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
50%	\$18,700	\$21,400	\$24,050	\$26,700	\$28,850	\$31,000	\$33,150	\$35,250
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 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,720	\$14,520	\$16,350	\$18,150	\$19,620	\$21,060	\$22,530	\$23,970
35%	\$14,840	\$16,940	\$19,075	\$21,175	\$22,890	\$24,570	\$26,285	\$27,965
40%	\$16,960	\$19,360	\$21,800	\$24,200	\$26,160	\$28,080	\$30,040	\$31,960
45%	\$19,080	\$21,780	\$24,525	\$27,225	\$29,430	\$31,590	\$33,795	\$35,955
50%	\$21,200	\$24,200	\$27,250	\$30,250	\$32,700	\$35,100	\$37,550	\$39,950
55%	\$23,320	\$26,620	\$29,975	\$33,275	\$35,970	\$38,610	\$41,305	\$43,945
60%	\$25,440	\$29,040	\$32,700	\$36,300	\$39,240	\$42,120	\$45,060	\$47,940
80%	\$33,920	\$38,720	\$43,600	\$48,400	\$52,320	\$56,160	\$60,080	\$63,920

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.

Wheeler 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	\$53,300	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2015 Median	\$55,200	(applies to 9% credits only in non-metro areas)
2017 HERA Special Median	\$60,500	(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)¹

YES Wheeler County is considered urban within it's major cities, to verify your address and 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?	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 2012	Use: Ntnl Non-Metro 2017 ¹
Between 12/11/12 - 12/17/13	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 12/18/13 - 3/5/15	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 3/6/15 - 3/27/16	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
Between 3/28/16 - 4/13/17	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹
On or After 4/14/17	Use: Actual Incomes 2017	Use: Ntnl Non-Metro 2017 ¹

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
50%	\$467	\$500	\$600	\$693	\$773	\$853
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 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
50%	\$467	\$501	\$601	\$694	\$775	\$855
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 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$318	\$340	\$408	\$472	\$526	\$581
35%	\$371	\$397	\$476	\$550	\$614	\$678
40%	\$424	\$454	\$545	\$629	\$702	\$775
45%	\$477	\$510	\$613	\$708	\$789	\$871
50%	\$530	\$567	\$681	\$786	\$877	\$968
55%	\$583	\$624	\$749	\$865	\$965	\$1,065
60%	\$636	\$681	\$817	\$944	\$1,053	\$1,162
80%	\$848	\$908	\$1,090	\$1,259	\$1,404	\$1,550

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>

<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 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.