

2018 -- Income Limits for LIHTC & Tax-Exempt Bonds
Sherman County, Oregon



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

Actual 2018 Median ³	\$62,200	
Actual 2017 Median ³	\$62,700	
Ntl Non-Metro 2018 Median	\$58,400	(applies to 9% credits only in non-metro areas)
2018 HERA Special Median	\$64,100	(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 Ntl Non-Metro Median for 9% projects)¹

YES Sherman 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 2018	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/31/18	Use: Actual Incomes 2017	Use: Actual Incomes 2017
On or After 4/1/18	Use: Actual Incomes 2018	Use: Actual Incomes 2018

Actual Income Limits 2018

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,080	\$14,940	\$16,800	\$18,660	\$20,160	\$21,660	\$23,160	\$24,660
35%	\$15,260	\$17,430	\$19,600	\$21,770	\$23,520	\$25,270	\$27,020	\$28,770
40%	\$17,440	\$19,920	\$22,400	\$24,880	\$26,880	\$28,880	\$30,880	\$32,880
45%	\$19,620	\$22,410	\$25,200	\$27,990	\$30,240	\$32,490	\$34,740	\$36,990
50%	\$21,800	\$24,900	\$28,000	\$31,100	\$33,600	\$36,100	\$38,600	\$41,100
55%	\$23,980	\$27,390	\$30,800	\$34,210	\$36,960	\$39,710	\$42,460	\$45,210
60%	\$26,160	\$29,880	\$33,600	\$37,320	\$40,320	\$43,320	\$46,320	\$49,320
80%	\$34,880	\$39,840	\$44,800	\$49,760	\$53,760	\$57,760	\$61,760	\$65,760

Actual Income Limits 2017

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,170	\$15,060	\$16,950	\$18,810	\$20,340	\$21,840	\$23,340	\$24,840
35%	\$15,365	\$17,570	\$19,775	\$21,945	\$23,730	\$25,480	\$27,230	\$28,980
40%	\$17,560	\$20,080	\$22,600	\$25,080	\$27,120	\$29,120	\$31,120	\$33,120
45%	\$19,755	\$22,590	\$25,425	\$28,215	\$30,510	\$32,760	\$35,010	\$37,260
50%	\$21,950	\$25,100	\$28,250	\$31,350	\$33,900	\$36,400	\$38,900	\$41,400
55%	\$24,145	\$27,610	\$31,075	\$34,485	\$37,290	\$40,040	\$42,790	\$45,540
60%	\$26,340	\$30,120	\$33,900	\$37,620	\$40,680	\$43,680	\$46,680	\$49,680
80%	\$35,120	\$40,160	\$45,200	\$50,160	\$54,240	\$58,240	\$62,240	\$66,240

HERA Special Income Limits 2018

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,470	\$15,390	\$17,310	\$19,230	\$20,790	\$22,320	\$23,850	\$25,410
35%	\$15,715	\$17,955	\$20,195	\$22,435	\$24,255	\$26,040	\$27,825	\$29,645
40%	\$17,960	\$20,520	\$23,080	\$25,640	\$27,720	\$29,760	\$31,800	\$33,880
45%	\$20,205	\$23,085	\$25,965	\$28,845	\$31,185	\$33,480	\$35,775	\$38,115
50%	\$22,450	\$25,650	\$28,850	\$32,050	\$34,650	\$37,200	\$39,750	\$42,350
55%	\$24,695	\$28,215	\$31,735	\$35,255	\$38,115	\$40,920	\$43,725	\$46,585
60%	\$26,940	\$30,780	\$34,620	\$38,460	\$41,580	\$44,640	\$47,700	\$50,820
80%	\$35,920	\$41,040	\$46,160	\$51,280	\$55,440	\$59,520	\$63,600	\$67,760

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 1, 2018. Per Revenue Ruling 94-57, owners will have until May 15, 2018 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 HUD's website:
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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 Sherman 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?	Use: HERA Special 2018	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/31/18	Use: Actual Incomes 2017	Use: Actual Incomes 2017
On or After 4/1/18	Use: Actual Incomes 2018	Use: Actual Incomes 2018

Rents based on Actual Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$327	\$350	\$420	\$485	\$541	\$597
35%	\$381	\$408	\$490	\$566	\$631	\$697
40%	\$436	\$467	\$560	\$647	\$722	\$797
45%	\$490	\$525	\$630	\$727	\$812	\$896
50%	\$545	\$583	\$700	\$808	\$902	\$996
55%	\$599	\$642	\$770	\$889	\$992	\$1,095
60%	\$654	\$700	\$840	\$970	\$1,083	\$1,195
80%	\$872	\$934	\$1,120	\$1,294	\$1,444	\$1,594

Rents based on Actual Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$329	\$352	\$423	\$489	\$546	\$602
35%	\$384	\$411	\$494	\$570	\$637	\$702
40%	\$439	\$470	\$565	\$652	\$728	\$803
45%	\$493	\$529	\$635	\$734	\$819	\$903
50%	\$548	\$588	\$706	\$815	\$910	\$1,003
55%	\$603	\$646	\$776	\$897	\$1,001	\$1,104
60%	\$658	\$705	\$847	\$978	\$1,092	\$1,204
80%	\$878	\$941	\$1,130	\$1,305	\$1,456	\$1,606

Rents based on HERA Special Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$336	\$360	\$432	\$500	\$558	\$615
35%	\$392	\$420	\$504	\$583	\$651	\$718
40%	\$449	\$481	\$577	\$667	\$744	\$821
45%	\$505	\$541	\$649	\$750	\$837	\$923
50%	\$561	\$601	\$721	\$833	\$930	\$1,026
55%	\$617	\$661	\$793	\$917	\$1,023	\$1,128
60%	\$673	\$721	\$865	\$1,000	\$1,116	\$1,231
80%	\$898	\$962	\$1,154	\$1,334	\$1,488	\$1,642

Notes:

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