

2018 -- Income Limits for LIHTC & Tax-Exempt Bonds

**Tillamook County, Oregon**



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

Actual 2018 Median <sup>3</sup>	\$54,700	
Actual 2012 Median <sup>3</sup>	\$55,300	
Ntnl Non-Metro 2018 Median	\$58,400	(applies to 9% credits only in non-metro areas)
2018 HERA Special Median	\$55,500	(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** Tillamook County is considered Rural. To verify current accuracy, please visit:

<http://eligibility.sc.gov.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 2018	
<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: Ntnl Non-Metro 2018 <sup>1</sup>
<b>Between 12/11/12 - 3/31/18</b>	Use: Actual Incomes 2018	Use: Ntnl Non-Metro 2018 <sup>1</sup>
<b>On or After 4/1/18</b>	Use: Actual Incomes 2018	Use: Ntnl Non-Metro 2018 <sup>1</sup>

<b>Actual Income Limits 2018</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
35%	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
40%	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
45%	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
<b>50%</b>	<b>\$19,150</b>	<b>\$21,900</b>	<b>\$24,650</b>	<b>\$27,350</b>	<b>\$29,550</b>	<b>\$31,750</b>	<b>\$33,950</b>	<b>\$36,150</b>
55%	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
60%	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
80%	\$30,640	\$35,040	\$39,440	\$43,760	\$47,280	\$50,800	\$54,320	\$57,840

<b>Actual Income Limits 2012</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,640	\$13,290	\$14,940	\$16,590	\$17,940	\$19,260	\$20,580	\$21,900
35%	\$13,580	\$15,505	\$17,430	\$19,355	\$20,930	\$22,470	\$24,010	\$25,550
40%	\$15,520	\$17,720	\$19,920	\$22,120	\$23,920	\$25,680	\$27,440	\$29,200
45%	\$17,460	\$19,935	\$22,410	\$24,885	\$26,910	\$28,890	\$30,870	\$32,850
<b>50%</b>	<b>\$19,400</b>	<b>\$22,150</b>	<b>\$24,900</b>	<b>\$27,650</b>	<b>\$29,900</b>	<b>\$32,100</b>	<b>\$34,300</b>	<b>\$36,500</b>
55%	\$21,340	\$24,365	\$27,390	\$30,415	\$32,890	\$35,310	\$37,730	\$40,150
60%	\$23,280	\$26,580	\$29,880	\$33,180	\$35,880	\$38,520	\$41,160	\$43,800
80%	\$31,040	\$35,440	\$39,840	\$44,240	\$47,840	\$51,360	\$54,880	\$58,400

<b>HERA Special Income Limits 2018</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990
35%	\$13,615	\$15,540	\$17,500	\$19,425	\$21,000	\$22,540	\$24,115	\$25,655
40%	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320
45%	\$17,505	\$19,980	\$22,500	\$24,975	\$27,000	\$28,980	\$31,005	\$32,985
<b>50%</b>	<b>\$19,450</b>	<b>\$22,200</b>	<b>\$25,000</b>	<b>\$27,750</b>	<b>\$30,000</b>	<b>\$32,200</b>	<b>\$34,450</b>	<b>\$36,650</b>
55%	\$21,395	\$24,420	\$27,500	\$30,525	\$33,000	\$35,420	\$37,895	\$40,315
60%	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980
80%	\$31,120	\$35,520	\$40,000	\$44,400	\$48,000	\$51,520	\$55,120	\$58,640

**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.

**Tillamook County, Oregon**



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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)<sup>1</sup>

**YES** Tillamook 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 2018	
<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: Ntnl Non-Metro 2018 <sup>1</sup>
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<b>On or After 4/1/18</b>	Use: Actual Incomes 2018	Use: Ntnl Non-Metro 2018 <sup>1</sup>

<b>Rents based on Actual Income Limits 2018</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$287	\$307	\$369	\$426	\$476	\$525
35%	\$335	\$359	\$431	\$497	\$555	\$613
40%	\$383	\$410	\$493	\$569	\$635	\$701
45%	\$430	\$461	\$554	\$640	\$714	\$788
<b>50%</b>	<b>\$478</b>	<b>\$513</b>	<b>\$616</b>	<b>\$711</b>	<b>\$793</b>	<b>\$876</b>
55%	\$526	\$564	\$677	\$782	\$873	\$963
60%	\$574	\$615	\$739	\$853	\$952	\$1,051
80%	\$766	\$821	\$986	\$1,138	\$1,270	\$1,402

<b>Rents based on Actual Income Limits 2012</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$291	\$311	\$373	\$431	\$481	\$531
35%	\$339	\$363	\$435	\$503	\$561	\$619
40%	\$388	\$415	\$498	\$575	\$642	\$708
45%	\$436	\$467	\$560	\$647	\$722	\$796
<b>50%</b>	<b>\$485</b>	<b>\$519</b>	<b>\$622</b>	<b>\$719</b>	<b>\$802</b>	<b>\$885</b>
55%	\$533	\$571	\$684	\$791	\$882	\$973
60%	\$582	\$623	\$747	\$863	\$963	\$1,062
80%	\$776	\$831	\$996	\$1,151	\$1,284	\$1,416

<b>Rents based on HERA Special Income Limits 2018</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$291	\$312	\$375	\$433	\$483	\$533
35%	\$340	\$364	\$437	\$505	\$563	\$622
40%	\$389	\$416	\$500	\$577	\$644	\$711
45%	\$437	\$468	\$562	\$649	\$724	\$799
<b>50%</b>	<b>\$486</b>	<b>\$520</b>	<b>\$625</b>	<b>\$721</b>	<b>\$805</b>	<b>\$888</b>
55%	\$534	\$572	\$687	\$794	\$885	\$977
60%	\$583	\$624	\$750	\$866	\$966	\$1,066
80%	\$778	\$833	\$1,000	\$1,155	\$1,288	\$1,422

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