

2018 -- Income Limits for LIHTC & Tax-Exempt Bonds
Umatilla 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	\$55,200	
Actual 2017 Median ³	\$58,100	
Actual 2016 Median ³	\$58,300	
Actual 2015 Median ³	\$58,700	
Actual 2014 Median ³	\$59,700	
Ntnl Non-Metro 2018 Median	\$58,400	(applies to 9% credits only in non-metro areas)
2017 HERA Special Median	\$59,700	(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 Umatilla 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 exist² in 2008?	<i>Use: HERA Special 2018</i>	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/5/15	<i>Use: Actual Incomes 2014</i>	<i>Use: Actual Incomes 2014</i>
Between 3/6/15 - 3/27/16	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
Between 3/28/16 - 4/13/17	<i>Use: Actual Incomes 2016</i>	<i>Use: Ntnl Non-Metro 2018¹</i>
Between 4/14/17 - 3/31/18	<i>Use: Actual Incomes 2017</i>	<i>Use: Ntnl Non-Metro 2018¹</i>
On or After 4/1/18	<i>Use: Actual Incomes 2018</i>	<i>Use: Ntnl Non-Metro 2018¹</i>

Actual Income Limits 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,610	\$13,260	\$14,910	\$16,560	\$17,910	\$19,230	\$20,550	\$21,870
35%	\$13,545	\$15,470	\$17,395	\$19,320	\$20,895	\$22,435	\$23,975	\$25,515
40%	\$15,480	\$17,680	\$19,880	\$22,080	\$23,880	\$25,640	\$27,400	\$29,160
45%	\$17,415	\$19,890	\$22,365	\$24,840	\$26,865	\$28,845	\$30,825	\$32,805
50%	\$19,350	\$22,100	\$24,850	\$27,600	\$29,850	\$32,050	\$34,250	\$36,450
55%	\$21,285	\$24,310	\$27,335	\$30,360	\$32,835	\$35,255	\$37,675	\$40,095
60%	\$23,220	\$26,520	\$29,820	\$33,120	\$35,820	\$38,460	\$41,100	\$43,740
80%	\$30,960	\$35,360	\$39,760	\$44,160	\$47,760	\$51,280	\$54,800	\$58,320

Actual Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,210	\$13,950	\$15,690	\$17,430	\$18,840	\$20,220	\$21,630	\$23,010
35%	\$14,245	\$16,275	\$18,305	\$20,335	\$21,980	\$23,590	\$25,235	\$26,845
40%	\$16,280	\$18,600	\$20,920	\$23,240	\$25,120	\$26,960	\$28,840	\$30,680
45%	\$18,315	\$20,925	\$23,535	\$26,145	\$28,260	\$30,330	\$32,445	\$34,515
50%	\$20,350	\$23,250	\$26,150	\$29,050	\$31,400	\$33,700	\$36,050	\$38,350
55%	\$22,385	\$25,575	\$28,765	\$31,955	\$34,540	\$37,070	\$39,655	\$42,185
60%	\$24,420	\$27,900	\$31,380	\$34,860	\$37,680	\$40,440	\$43,260	\$46,020
80%	\$32,560	\$37,200	\$41,840	\$46,480	\$50,240	\$53,920	\$57,680	\$61,360

Actual Income Limits 2016								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,270	\$14,010	\$15,750	\$17,490	\$18,900	\$20,310	\$21,690	\$23,100
35%	\$14,315	\$16,345	\$18,375	\$20,405	\$22,050	\$23,695	\$25,305	\$26,950
40%	\$16,360	\$18,680	\$21,000	\$23,320	\$25,200	\$27,080	\$28,920	\$30,800
45%	\$18,405	\$21,015	\$23,625	\$26,235	\$28,350	\$30,465	\$32,535	\$34,650
50%	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850	\$36,150	\$38,500
55%	\$22,495	\$25,685	\$28,875	\$32,065	\$34,650	\$37,235	\$39,765	\$42,350
60%	\$24,540	\$28,020	\$31,500	\$34,980	\$37,800	\$40,620	\$43,380	\$46,200
80%	\$32,720	\$37,360	\$42,000	\$46,640	\$50,400	\$54,160	\$57,840	\$61,600

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,330	\$14,100	\$15,870	\$17,610	\$19,020	\$20,430	\$21,840	\$23,250
35%	\$14,385	\$16,450	\$18,515	\$20,545	\$22,190	\$23,835	\$25,480	\$27,125
40%	\$16,440	\$18,800	\$21,160	\$23,480	\$25,360	\$27,240	\$29,120	\$31,000
45%	\$18,495	\$21,150	\$23,805	\$26,415	\$28,530	\$30,645	\$32,760	\$34,875
50%	\$20,550	\$23,500	\$26,450	\$29,350	\$31,700	\$34,050	\$36,400	\$38,750
55%	\$22,605	\$25,850	\$29,095	\$32,285	\$34,870	\$37,455	\$40,040	\$42,625
60%	\$24,660	\$28,200	\$31,740	\$35,220	\$38,040	\$40,860	\$43,680	\$46,500
80%	\$32,880	\$37,600	\$42,320	\$46,960	\$50,720	\$54,480	\$58,240	\$62,000

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,540	\$14,340	\$16,140	\$17,910	\$19,350	\$20,790	\$22,230	\$23,670
35%	\$14,630	\$16,730	\$18,830	\$20,895	\$22,575	\$24,255	\$25,935	\$27,615
40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560
45%	\$18,810	\$21,510	\$24,210	\$26,865	\$29,025	\$31,185	\$33,345	\$35,505
50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450
55%	\$22,990	\$26,290	\$29,590	\$32,835	\$35,475	\$38,115	\$40,755	\$43,395
60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340
80%	\$33,440	\$38,240	\$43,040	\$47,760	\$51,600	\$55,440	\$59,280	\$63,120

HERA Special Income Limits 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,540	\$14,340	\$16,140	\$17,910	\$19,350	\$20,790	\$22,230	\$23,670
35%	\$14,630	\$16,730	\$18,830	\$20,895	\$22,575	\$24,255	\$25,935	\$27,615
40%	\$16,720	\$19,120	\$21,520	\$23,880	\$25,800	\$27,720	\$29,640	\$31,560
45%	\$18,810	\$21,510	\$24,210	\$26,865	\$29,025	\$31,185	\$33,345	\$35,505
50%	\$20,900	\$23,900	\$26,900	\$29,850	\$32,250	\$34,650	\$37,050	\$39,450
55%	\$22,990	\$26,290	\$29,590	\$32,835	\$35,475	\$38,115	\$40,755	\$43,395
60%	\$25,080	\$28,680	\$32,280	\$35,820	\$38,700	\$41,580	\$44,460	\$47,340
80%	\$33,440	\$38,240	\$43,040	\$47,760	\$51,600	\$55,440	\$59,280	\$63,120

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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Ntnl Non-Metro 2018 Median	\$58,400	(applies to 9% credits only in non-metro areas)
2017 HERA Special Median	\$59,700	(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 Umatilla 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 2018</i>	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/5/15	<i>Use: Actual Incomes 2014</i>	<i>Use: Actual Incomes 2014</i>
Between 3/6/15 - 3/27/16	<i>Use: Actual Incomes 2015</i>	<i>Use: Actual Incomes 2015</i>
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Between 4/14/17 - 3/31/18	<i>Use: Actual Incomes 2017</i>	<i>Use: Ntnl Non-Metro 2018¹</i>
On or After 4/1/18	<i>Use: Actual Incomes 2018</i>	<i>Use: Ntnl Non-Metro 2018¹</i>

Rents based on Actual Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$290	\$310	\$372	\$430	\$480	\$530
35%	\$338	\$362	\$434	\$502	\$560	\$618
40%	\$387	\$414	\$497	\$574	\$641	\$707
45%	\$435	\$466	\$559	\$646	\$721	\$795
50%	\$483	\$518	\$621	\$718	\$801	\$883
55%	\$532	\$569	\$683	\$789	\$881	\$972
60%	\$580	\$621	\$745	\$861	\$961	\$1,060
80%	\$774	\$829	\$994	\$1,149	\$1,282	\$1,414

Rents based on Actual Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$305	\$327	\$392	\$453	\$505	\$558
35%	\$356	\$381	\$457	\$528	\$589	\$651
40%	\$407	\$436	\$523	\$604	\$674	\$744
45%	\$457	\$490	\$588	\$680	\$758	\$837
50%	\$508	\$545	\$653	\$755	\$842	\$930
55%	\$559	\$599	\$719	\$831	\$926	\$1,023
60%	\$610	\$654	\$784	\$906	\$1,011	\$1,116
80%	\$814	\$872	\$1,046	\$1,209	\$1,348	\$1,488

Rents based on Actual Income Limits 2016						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$306	\$328	\$393	\$454	\$507	\$559
35%	\$357	\$383	\$459	\$530	\$592	\$653
40%	\$409	\$438	\$525	\$606	\$677	\$746
45%	\$460	\$492	\$590	\$682	\$761	\$839
50%	\$511	\$547	\$656	\$758	\$846	\$933
55%	\$562	\$602	\$721	\$833	\$930	\$1,026
60%	\$613	\$657	\$787	\$909	\$1,015	\$1,119
80%	\$818	\$876	\$1,050	\$1,213	\$1,354	\$1,493

Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$308	\$330	\$396	\$457	\$510	\$563
35%	\$359	\$385	\$462	\$534	\$595	\$657
40%	\$411	\$440	\$529	\$610	\$681	\$751
45%	\$462	\$495	\$595	\$686	\$766	\$845
50%	\$513	\$550	\$661	\$763	\$851	\$939
55%	\$565	\$605	\$727	\$839	\$936	\$1,033
60%	\$616	\$660	\$793	\$915	\$1,021	\$1,127
80%	\$822	\$881	\$1,058	\$1,221	\$1,362	\$1,503

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$313	\$336	\$403	\$465	\$519	\$573
35%	\$365	\$392	\$470	\$543	\$606	\$669
40%	\$418	\$448	\$538	\$621	\$693	\$765
45%	\$470	\$504	\$605	\$698	\$779	\$860
50%	\$522	\$560	\$672	\$776	\$866	\$956
55%	\$574	\$616	\$739	\$853	\$952	\$1,051
60%	\$627	\$672	\$807	\$931	\$1,039	\$1,147
80%	\$836	\$896	\$1,076	\$1,242	\$1,386	\$1,530

Rents based on HERA Special Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$313	\$336	\$403	\$465	\$519	\$573
35%	\$365	\$392	\$470	\$543	\$606	\$669
40%	\$418	\$448	\$538	\$621	\$693	\$765
45%	\$470	\$504	\$605	\$698	\$779	\$860
50%	\$522	\$560	\$672	\$776	\$866	\$956
55%	\$574	\$616	\$739	\$853	\$952	\$1,051
60%	\$627	\$672	\$807	\$931	\$1,039	\$1,147
80%	\$836	\$896	\$1,076	\$1,242	\$1,386	\$1,530

Notes:

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