

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

Union County, Oregon



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

Actual 2018 Median ³	\$56,800	
Actual 2012 Median ³	\$57,100	
Ntnl Non-Metro 2018 Median	\$58,400	(applies to 9% credits only in non-metro areas)
2018 HERA Special Median	\$57,600	(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 Union 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?	Use: HERA Special 2018	
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 2018 ¹
Between 12/11/12 - 3/31/18	Use: Actual Incomes 2018	Use: Ntnl Non-Metro 2018 ¹
On or After 4/1/18	Use: Actual Incomes 2018	Use: Ntnl Non-Metro 2018 ¹

Actual Income Limits 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,940	\$13,650	\$15,360	\$17,040	\$18,420	\$19,770	\$21,150	\$22,500
35%	\$13,930	\$15,925	\$17,920	\$19,880	\$21,490	\$23,065	\$24,675	\$26,250
40%	\$15,920	\$18,200	\$20,480	\$22,720	\$24,560	\$26,360	\$28,200	\$30,000
45%	\$17,910	\$20,475	\$23,040	\$25,560	\$27,630	\$29,655	\$31,725	\$33,750
50%	\$19,900	\$22,750	\$25,600	\$28,400	\$30,700	\$32,950	\$35,250	\$37,500
55%	\$21,890	\$25,025	\$28,160	\$31,240	\$33,770	\$36,245	\$38,775	\$41,250
60%	\$23,880	\$27,300	\$30,720	\$34,080	\$36,840	\$39,540	\$42,300	\$45,000
80%	\$31,840	\$36,400	\$40,960	\$45,440	\$49,120	\$52,720	\$56,400	\$60,000

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,000	\$13,710	\$15,420	\$17,130	\$18,510	\$19,890	\$21,270	\$22,620
35%	\$14,000	\$15,995	\$17,990	\$19,985	\$21,595	\$23,205	\$24,815	\$26,390
40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,520	\$28,360	\$30,160
45%	\$18,000	\$20,565	\$23,130	\$25,695	\$27,765	\$29,835	\$31,905	\$33,930
50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700
55%	\$22,000	\$25,135	\$28,270	\$31,405	\$33,935	\$36,465	\$38,995	\$41,470
60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,780	\$42,540	\$45,240
80%	\$32,000	\$36,560	\$41,120	\$45,680	\$49,360	\$53,040	\$56,720	\$60,320

HERA Special Income Limits 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830
35%	\$14,140	\$16,135	\$18,165	\$20,160	\$21,805	\$23,415	\$25,025	\$26,635
40%	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440
45%	\$18,180	\$20,745	\$23,355	\$25,920	\$28,035	\$30,105	\$32,175	\$34,245
50%	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050
55%	\$22,220	\$25,355	\$28,545	\$31,680	\$34,265	\$36,795	\$39,325	\$41,855
60%	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660
80%	\$32,320	\$36,880	\$41,520	\$46,080	\$49,840	\$53,520	\$57,200	\$60,880

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.

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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 Ntl Non-Metro Median for 9% projects)¹

YES Union 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 - 12/10/12	Use: Actual Incomes 2012	Use: Ntl Non-Metro 2018 ¹
Between 12/11/12 - 3/31/18	Use: Actual Incomes 2018	Use: Ntl Non-Metro 2018 ¹
On or After 4/1/18	Use: Actual Incomes 2018	Use: Ntl Non-Metro 2018 ¹

Rents based on Actual Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$298	\$319	\$384	\$443	\$494	\$545
35%	\$348	\$373	\$448	\$517	\$576	\$636
40%	\$398	\$426	\$512	\$591	\$659	\$727
45%	\$447	\$479	\$576	\$664	\$741	\$818
50%	\$497	\$533	\$640	\$738	\$823	\$909
55%	\$547	\$586	\$704	\$812	\$906	\$1,000
60%	\$597	\$639	\$768	\$886	\$988	\$1,091
80%	\$796	\$853	\$1,024	\$1,182	\$1,318	\$1,455

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$300	\$321	\$385	\$445	\$497	\$548
35%	\$350	\$374	\$449	\$519	\$580	\$640
40%	\$400	\$428	\$514	\$594	\$663	\$731
45%	\$450	\$482	\$578	\$668	\$745	\$822
50%	\$500	\$535	\$642	\$742	\$828	\$914
55%	\$550	\$589	\$706	\$816	\$911	\$1,005
60%	\$600	\$642	\$771	\$891	\$994	\$1,097
80%	\$800	\$857	\$1,028	\$1,188	\$1,326	\$1,463

Rents based on HERA Special Income Limits 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$303	\$324	\$389	\$449	\$501	\$553
35%	\$353	\$378	\$454	\$524	\$585	\$645
40%	\$404	\$432	\$519	\$599	\$669	\$738
45%	\$454	\$486	\$583	\$674	\$752	\$830
50%	\$505	\$540	\$648	\$749	\$836	\$922
55%	\$555	\$594	\$713	\$824	\$919	\$1,014
60%	\$606	\$648	\$778	\$899	\$1,003	\$1,107
80%	\$808	\$865	\$1,038	\$1,199	\$1,338	\$1,476

Notes:

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