

2019 -- Income Limits for LIHTC & Tax-Exempt Bonds

Gilliam County, Oregon

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

Actual 2019 Median ³	\$58,300
Actual 2018 Median ³	\$61,300
Actual 2017 Median ³	\$61,400
Ntl Non-Metro 2017 Median ³	\$60,600
2019 HERA Special Median	\$61,400 (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 Gilliam County is considered Rural. To verify current accuracy, please visit:
<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=stfp&NavKey=property@12>

--The following income limits indicate the highest income limit allowable--

Did the project exist ² in 2008?	Use: HERA Special 2019	
If NO, did it exist ² :	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between 1/1/09 - 3/31/18	Use: Actual Incomes 2017	Use: Actual Incomes 2017
Between 4/1/18 - 4/23/19	Use: Actual Incomes 2018	Use: Actual Incomes 2018
On or After 4/24/19	Use: Actual Incomes 2019	Use: Ntl Non-Metro 2019 ¹

Actual Income Limits 2019								
% 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 2018								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,900	\$14,730	\$16,560	\$18,390	\$19,890	\$21,360	\$22,830	\$24,300
35%	\$15,050	\$17,185	\$19,320	\$21,455	\$23,205	\$24,920	\$26,635	\$28,350
40%	\$17,200	\$19,640	\$22,080	\$24,520	\$26,520	\$28,480	\$30,440	\$32,400
45%	\$19,350	\$22,095	\$24,840	\$27,585	\$29,835	\$32,040	\$34,245	\$36,450
50%	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500
55%	\$23,650	\$27,005	\$30,360	\$33,715	\$36,465	\$39,160	\$41,855	\$44,550
60%	\$25,800	\$29,460	\$33,120	\$36,780	\$39,780	\$42,720	\$45,660	\$48,600
80%	\$34,400	\$39,280	\$44,160	\$49,040	\$53,040	\$56,960	\$60,880	\$64,800

Actual Income Limits 2017								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,900	\$14,760	\$16,590	\$18,420	\$19,920	\$21,390	\$22,860	\$24,330
35%	\$15,050	\$17,220	\$19,355	\$21,490	\$23,240	\$24,955	\$26,670	\$28,385
40%	\$17,200	\$19,680	\$22,120	\$24,560	\$26,560	\$28,520	\$30,480	\$32,440
45%	\$19,350	\$22,140	\$24,885	\$27,630	\$29,880	\$32,085	\$34,290	\$36,495
50%	\$21,500	\$24,600	\$27,650	\$30,700	\$33,200	\$35,650	\$38,100	\$40,550
55%	\$23,650	\$27,060	\$30,415	\$33,770	\$36,520	\$39,215	\$41,910	\$44,605
60%	\$25,800	\$29,520	\$33,180	\$36,840	\$39,840	\$42,780	\$45,720	\$48,660
80%	\$34,400	\$39,360	\$44,240	\$49,120	\$53,120	\$57,040	\$60,960	\$64,880

HERA Special Income Limits 2019								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,900	\$14,760	\$16,590	\$18,420	\$19,920	\$21,390	\$22,860	\$24,330
35%	\$15,050	\$17,220	\$19,355	\$21,490	\$23,240	\$24,955	\$26,670	\$28,385
40%	\$17,200	\$19,680	\$22,120	\$24,560	\$26,560	\$28,520	\$30,480	\$32,440
45%	\$19,350	\$22,140	\$24,885	\$27,630	\$29,880	\$32,085	\$34,290	\$36,495
50%	\$21,500	\$24,600	\$27,650	\$30,700	\$33,200	\$35,650	\$38,100	\$40,550
55%	\$23,650	\$27,060	\$30,415	\$33,770	\$36,520	\$39,215	\$41,910	\$44,605
60%	\$25,800	\$29,520	\$33,180	\$36,840	\$39,840	\$42,780	\$45,720	\$48,660
80%	\$34,400	\$39,360	\$44,240	\$49,120	\$53,120	\$57,040	\$60,960	\$64,880

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 24, 2019. Per Revenue Ruling 94-57, owners will have until June 8, 2019 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.

2019 -- Rents for LIHTC & Tax-Exempt Bonds

Gilliam County, Oregon

For more detailed MTSP income limit information, please visit HUDs 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 Gilliam 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 2019	
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
Between 4/1/18 - 4/23/19	Use: Actual Incomes 2018	Use: Actual Incomes 2018
On or After 4/24/19	Use: Actual Incomes 2019	Use: Ntnl Non-Metro 2019 ¹

Rents based on Actual Income Limits 2019						
% 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 2018						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$322	\$345	\$414	\$478	\$534	\$589
35%	\$376	\$402	\$483	\$558	\$623	\$687
40%	\$430	\$460	\$552	\$638	\$712	\$785
45%	\$483	\$518	\$621	\$717	\$801	\$883
50%	\$537	\$575	\$690	\$797	\$890	\$981
55%	\$591	\$633	\$759	\$877	\$979	\$1,080
60%	\$645	\$690	\$828	\$957	\$1,068	\$1,178
80%	\$860	\$921	\$1,104	\$1,276	\$1,424	\$1,571

Rents based on Actual Income Limits 2017						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$322	\$345	\$414	\$479	\$534	\$589
35%	\$376	\$403	\$483	\$559	\$623	\$688
40%	\$430	\$461	\$553	\$639	\$713	\$786
45%	\$483	\$518	\$622	\$718	\$802	\$884
50%	\$537	\$576	\$691	\$798	\$891	\$983
55%	\$591	\$633	\$760	\$878	\$980	\$1,081
60%	\$645	\$691	\$829	\$958	\$1,069	\$1,179
80%	\$860	\$922	\$1,106	\$1,278	\$1,426	\$1,573

Rents based on HERA Special Income Limits 2019						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$322	\$345	\$414	\$479	\$534	\$589
35%	\$376	\$403	\$483	\$559	\$623	\$688
40%	\$430	\$461	\$553	\$639	\$713	\$786
45%	\$483	\$518	\$622	\$718	\$802	\$884
50%	\$537	\$576	\$691	\$798	\$891	\$983
55%	\$591	\$633	\$760	\$878	\$980	\$1,081
60%	\$645	\$691	\$829	\$958	\$1,069	\$1,179
80%	\$860	\$922	\$1,106	\$1,278	\$1,426	\$1,573

Notes:

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