

2015 -- Income Limits for LIHTC & Tax-Exempt Bonds

**Crook County, Oregon**



For more detailed MTSP income limit information, please visit HUDs website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2015 Median <sup>3</sup>	\$52,100	
Actual 2014 Median <sup>3</sup>	\$53,100	
Actual 2013 Median <sup>3</sup>	\$55,800	
Actual 2012 Median <sup>3</sup>	\$56,300	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$56,500	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

**What Income Limit Should You Use?**

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

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2015	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Actual Incomes 2012
Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013	Use: Actual Incomes 2013
Between Dec 18, 2013 - March 5, 2015	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2015 <sup>1</sup>
On or After March 6, 2015	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 <sup>1</sup>

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,950	\$12,510	\$14,070	\$15,630	\$16,890	\$18,150	\$19,410	\$20,640
35%	\$12,775	\$14,595	\$16,415	\$18,235	\$19,705	\$21,175	\$22,645	\$24,080
40%	\$14,600	\$16,680	\$18,760	\$20,840	\$22,520	\$24,200	\$25,880	\$27,520
45%	\$16,425	\$18,765	\$21,105	\$23,445	\$25,335	\$27,225	\$29,115	\$30,960
<b>50%</b>	<b>\$18,250</b>	<b>\$20,850</b>	<b>\$23,450</b>	<b>\$26,050</b>	<b>\$28,150</b>	<b>\$30,250</b>	<b>\$32,350</b>	<b>\$34,400</b>
55%	\$20,075	\$22,935	\$25,795	\$28,655	\$30,965	\$33,275	\$35,585	\$37,840
60%	\$21,900	\$25,020	\$28,140	\$31,260	\$33,780	\$36,300	\$38,820	\$41,280
80%	\$29,200	\$33,360	\$37,520	\$41,680	\$45,040	\$48,400	\$51,760	\$55,040

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,160	\$12,750	\$14,340	\$15,930	\$17,220	\$18,480	\$19,770	\$21,030
35%	\$13,020	\$14,875	\$16,730	\$18,585	\$20,090	\$21,560	\$23,065	\$24,535
40%	\$14,880	\$17,000	\$19,120	\$21,240	\$22,960	\$24,640	\$26,360	\$28,040
45%	\$16,740	\$19,125	\$21,510	\$23,895	\$25,830	\$27,720	\$29,655	\$31,545
<b>50%</b>	<b>\$18,600</b>	<b>\$21,250</b>	<b>\$23,900</b>	<b>\$26,550</b>	<b>\$28,700</b>	<b>\$30,800</b>	<b>\$32,950</b>	<b>\$35,050</b>
55%	\$20,460	\$23,375	\$26,290	\$29,205	\$31,570	\$33,880	\$36,245	\$38,555
60%	\$22,320	\$25,500	\$28,680	\$31,860	\$34,440	\$36,960	\$39,540	\$42,060
80%	\$29,760	\$34,000	\$38,240	\$42,480	\$45,920	\$49,280	\$52,720	\$56,080

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,730	\$13,410	\$15,090	\$16,740	\$18,090	\$19,440	\$20,760	\$22,110
35%	\$13,685	\$15,645	\$17,605	\$19,530	\$21,105	\$22,680	\$24,220	\$25,795
40%	\$15,640	\$17,880	\$20,120	\$22,320	\$24,120	\$25,920	\$27,680	\$29,480
45%	\$17,595	\$20,115	\$22,635	\$25,110	\$27,135	\$29,160	\$31,140	\$33,165
<b>50%</b>	<b>\$19,550</b>	<b>\$22,350</b>	<b>\$25,150</b>	<b>\$27,900</b>	<b>\$30,150</b>	<b>\$32,400</b>	<b>\$34,600</b>	<b>\$36,850</b>
55%	\$21,505	\$24,585	\$27,665	\$30,690	\$33,165	\$35,640	\$38,060	\$40,535
60%	\$23,460	\$26,820	\$30,180	\$33,480	\$36,180	\$38,880	\$41,520	\$44,220
80%	\$31,280	\$35,760	\$40,240	\$44,640	\$48,240	\$51,840	\$55,360	\$58,960

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,850	\$13,530	\$15,210	\$16,890	\$18,270	\$19,620	\$20,970	\$22,320
35%	\$13,825	\$15,785	\$17,745	\$19,705	\$21,315	\$22,890	\$24,465	\$26,040
40%	\$15,800	\$18,040	\$20,280	\$22,520	\$24,360	\$26,160	\$27,960	\$29,760
45%	\$17,775	\$20,295	\$22,815	\$25,335	\$27,405	\$29,430	\$31,455	\$33,480
<b>50%</b>	<b>\$19,750</b>	<b>\$22,550</b>	<b>\$25,350</b>	<b>\$28,150</b>	<b>\$30,450</b>	<b>\$32,700</b>	<b>\$34,950</b>	<b>\$37,200</b>
55%	\$21,725	\$24,805	\$27,885	\$30,965	\$33,495	\$35,970	\$38,445	\$40,920
60%	\$23,700	\$27,060	\$30,420	\$33,780	\$36,540	\$39,240	\$41,940	\$44,640
80%	\$31,600	\$36,080	\$40,560	\$45,040	\$48,720	\$52,320	\$55,920	\$59,520

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,880	\$13,560	\$15,270	\$16,950	\$18,330	\$19,680	\$21,030	\$22,380
35%	\$13,860	\$15,820	\$17,815	\$19,775	\$21,385	\$22,960	\$24,535	\$26,110
40%	\$15,840	\$18,080	\$20,360	\$22,600	\$24,440	\$26,240	\$28,040	\$29,840
45%	\$17,820	\$20,340	\$22,905	\$25,425	\$27,495	\$29,520	\$31,545	\$33,570
<b>50%</b>	<b>\$19,800</b>	<b>\$22,600</b>	<b>\$25,450</b>	<b>\$28,250</b>	<b>\$30,550</b>	<b>\$32,800</b>	<b>\$35,050</b>	<b>\$37,300</b>
55%	\$21,780	\$24,860	\$27,995	\$31,075	\$33,605	\$36,080	\$38,555	\$41,030
60%	\$23,760	\$27,120	\$30,540	\$33,900	\$36,660	\$39,360	\$42,060	\$44,760
80%	\$31,680	\$36,160	\$40,720	\$45,200	\$48,880	\$52,480	\$56,080	\$59,680

**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>

Crook County is considered rural.

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 March 6th 2015. Per Revenue Ruling 94-57, owners will have until April 20, 2015 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.

2015 -- Rents for LIHTC & Tax-Exempt Bonds

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2015 HERA Special Median	\$56,500	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

**What Rents Should You Use?**

--The following rent limits indicate the highest rents allowable--

<b>Did the project exist<sup>2</sup> in 2008?</b>	Use: HERA Special 2015	
<b>If NO, did it exist<sup>2</sup>:</b>	-- 4% Tax Credit Project	-- 9% Tax Credit Project
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On or After March 6, 2015	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 <sup>1</sup>

Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$273	\$293	\$351	\$406	\$453	\$500
35%	\$319	\$342	\$410	\$474	\$529	\$584
40%	\$365	\$391	\$469	\$542	\$605	\$667
45%	\$410	\$439	\$527	\$609	\$680	\$750
<b>50%</b>	<b>\$456</b>	<b>\$488</b>	<b>\$586</b>	<b>\$677</b>	<b>\$756</b>	<b>\$834</b>
55%	\$501	\$537	\$644	\$745	\$831	\$917
60%	\$547	\$586	\$703	\$813	\$907	\$1,001
80%	\$730	\$782	\$938	\$1,084	\$1,210	\$1,335

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$279	\$298	\$358	\$414	\$462	\$510
35%	\$325	\$348	\$418	\$483	\$539	\$595
40%	\$372	\$398	\$478	\$552	\$616	\$680
45%	\$418	\$448	\$537	\$621	\$693	\$765
<b>50%</b>	<b>\$465</b>	<b>\$498</b>	<b>\$597</b>	<b>\$690</b>	<b>\$770</b>	<b>\$850</b>
55%	\$511	\$547	\$657	\$759	\$847	\$935
60%	\$558	\$597	\$717	\$828	\$924	\$1,020
80%	\$744	\$797	\$956	\$1,105	\$1,232	\$1,360

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$293	\$314	\$377	\$435	\$486	\$535
35%	\$342	\$366	\$440	\$507	\$567	\$625
40%	\$391	\$419	\$503	\$580	\$648	\$714
45%	\$439	\$471	\$565	\$653	\$729	\$803
<b>50%</b>	<b>\$488</b>	<b>\$523</b>	<b>\$628</b>	<b>\$725</b>	<b>\$810</b>	<b>\$893</b>
55%	\$537	\$576	\$691	\$798	\$891	\$982
60%	\$586	\$628	\$754	\$870	\$972	\$1,071
80%	\$782	\$838	\$1,006	\$1,161	\$1,296	\$1,429

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$296	\$317	\$380	\$439	\$490	\$541
35%	\$345	\$370	\$443	\$512	\$572	\$631
40%	\$395	\$423	\$507	\$586	\$654	\$721
45%	\$444	\$475	\$570	\$659	\$735	\$811
<b>50%</b>	<b>\$493</b>	<b>\$528</b>	<b>\$633</b>	<b>\$732</b>	<b>\$817</b>	<b>\$901</b>
55%	\$543	\$581	\$697	\$805	\$899	\$992
60%	\$592	\$634	\$760	\$879	\$981	\$1,082
80%	\$790	\$846	\$1,014	\$1,172	\$1,308	\$1,443

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$297	\$318	\$381	\$441	\$492	\$542
35%	\$346	\$371	\$445	\$514	\$574	\$633
40%	\$396	\$424	\$509	\$588	\$656	\$723
45%	\$445	\$477	\$572	\$661	\$738	\$813
<b>50%</b>	<b>\$495</b>	<b>\$530</b>	<b>\$636</b>	<b>\$735</b>	<b>\$820</b>	<b>\$904</b>
55%	\$544	\$583	\$699	\$808	\$902	\$994
60%	\$594	\$636	\$763	\$882	\$984	\$1,085
80%	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447

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