

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

Deschutes County, Oregon



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

Actual 2015 Median ³	\$59,400	
Actual 2014 Median ³	\$62,400	
Actual 2013 Median ³	\$63,100	
Actual 2012 Median ³	\$66,400	
2015 HERA Special Median	\$67,100	(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--

Did the project exist² in 2008?	<i>Use: HERA Special 2014</i>	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	<i>Use: Actual Incomes 2012</i>
	Between Dec 11, 2012 - Dec 17, 2013	<i>Use: Actual Incomes 2013</i>
	Between Dec 18, 2013 - March 5, 2015	<i>Use: Actual Incomes 2014</i>
	On or After March 6, 2015	<i>Use: Actual Incomes 2015</i>

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,480	\$14,280	\$16,050	\$17,820	\$19,260	\$20,700	\$22,110	\$23,550
35%	\$14,560	\$16,660	\$18,725	\$20,790	\$22,470	\$24,150	\$25,795	\$27,475
40%	\$16,640	\$19,040	\$21,400	\$23,760	\$25,680	\$27,600	\$29,480	\$31,400
45%	\$18,720	\$21,420	\$24,075	\$26,730	\$28,890	\$31,050	\$33,165	\$35,325
50%	\$20,800	\$23,800	\$26,750	\$29,700	\$32,100	\$34,500	\$36,850	\$39,250
55%	\$22,880	\$26,180	\$29,425	\$32,670	\$35,310	\$37,950	\$40,535	\$43,175
60%	\$24,960	\$28,560	\$32,100	\$35,640	\$38,520	\$41,400	\$44,220	\$47,100
80%	\$33,280	\$38,080	\$42,800	\$47,520	\$51,360	\$55,200	\$58,960	\$62,800

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,110	\$15,000	\$16,860	\$18,720	\$20,220	\$21,720	\$23,220	\$24,720
35%	\$15,295	\$17,500	\$19,670	\$21,840	\$23,590	\$25,340	\$27,090	\$28,840
40%	\$17,480	\$20,000	\$22,480	\$24,960	\$26,960	\$28,960	\$30,960	\$32,960
45%	\$19,665	\$22,500	\$25,290	\$28,080	\$30,330	\$32,580	\$34,830	\$37,080
50%	\$21,850	\$25,000	\$28,100	\$31,200	\$33,700	\$36,200	\$38,700	\$41,200
55%	\$24,035	\$27,500	\$30,910	\$34,320	\$37,070	\$39,820	\$42,570	\$45,320
60%	\$26,220	\$30,000	\$33,720	\$37,440	\$40,440	\$43,440	\$46,440	\$49,440
80%	\$34,960	\$40,000	\$44,960	\$49,920	\$53,920	\$57,920	\$61,920	\$65,920

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,260	\$15,150	\$17,040	\$18,930	\$20,460	\$21,960	\$23,490	\$24,990
35%	\$15,470	\$17,675	\$19,880	\$22,085	\$23,870	\$25,620	\$27,405	\$29,155
40%	\$17,680	\$20,200	\$22,720	\$25,240	\$27,280	\$29,280	\$31,320	\$33,320
45%	\$19,890	\$22,725	\$25,560	\$28,395	\$30,690	\$32,940	\$35,235	\$37,485
50%	\$22,100	\$25,250	\$28,400	\$31,550	\$34,100	\$36,600	\$39,150	\$41,650
55%	\$24,310	\$27,775	\$31,240	\$34,705	\$37,510	\$40,260	\$43,065	\$45,815
60%	\$26,520	\$30,300	\$34,080	\$37,860	\$40,920	\$43,920	\$46,980	\$49,980
80%	\$35,360	\$40,400	\$45,440	\$50,480	\$54,560	\$58,560	\$62,640	\$66,640

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,950	\$15,960	\$17,940	\$19,920	\$21,540	\$23,130	\$24,720	\$26,310
35%	\$16,275	\$18,620	\$20,930	\$23,240	\$25,130	\$26,985	\$28,840	\$30,695
40%	\$18,600	\$21,280	\$23,920	\$26,560	\$28,720	\$30,840	\$32,960	\$35,080
45%	\$20,925	\$23,940	\$26,910	\$29,880	\$32,310	\$34,695	\$37,080	\$39,465
50%	\$23,250	\$26,600	\$29,900	\$33,200	\$35,900	\$38,550	\$41,200	\$43,850
55%	\$25,575	\$29,260	\$32,890	\$36,520	\$39,490	\$42,405	\$45,320	\$48,235
60%	\$27,900	\$31,920	\$35,880	\$39,840	\$43,080	\$46,260	\$49,440	\$52,620
80%	\$37,200	\$42,560	\$47,840	\$53,120	\$57,440	\$61,680	\$65,920	\$70,160

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$14,100	\$16,110	\$18,120	\$20,130	\$21,750	\$23,370	\$24,990	\$26,580
35%	\$16,450	\$18,795	\$21,140	\$23,485	\$25,375	\$27,265	\$29,155	\$31,010
40%	\$18,800	\$21,480	\$24,160	\$26,840	\$29,000	\$31,160	\$33,320	\$35,440
45%	\$21,150	\$24,165	\$27,180	\$30,195	\$32,625	\$35,055	\$37,485	\$39,870
50%	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,950	\$41,650	\$44,300
55%	\$25,850	\$29,535	\$33,220	\$36,905	\$39,875	\$42,845	\$45,815	\$48,730
60%	\$28,200	\$32,220	\$36,240	\$40,260	\$43,500	\$46,740	\$49,980	\$53,160
80%	\$37,600	\$42,960	\$48,320	\$53,680	\$58,000	\$62,320	\$66,640	\$70,880

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:

Not all of Deschutes county is considered rural. <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 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

Deschutes County, Oregon



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Median Incomes calculated based on a 4-person household

What Rents Should You Use?

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

Did the project exist ² in 2008?	Use: HERA Special 2014	
If NO, did it exist ² :	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2013
	Between Dec 18, 2013 - March 5, 2015	Use: Actual Incomes 2014
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Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$312	\$334	\$401	\$463	\$517	\$570
35%	\$364	\$390	\$468	\$540	\$603	\$665
40%	\$416	\$446	\$535	\$618	\$690	\$761
45%	\$468	\$501	\$601	\$695	\$776	\$856
50%	\$520	\$557	\$668	\$772	\$862	\$951
55%	\$572	\$613	\$735	\$849	\$948	\$1,046
60%	\$624	\$669	\$802	\$927	\$1,035	\$1,141
80%	\$832	\$892	\$1,070	\$1,236	\$1,380	\$1,522

Rents based on Actual Income Limits 2014						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$327	\$351	\$421	\$486	\$543	\$599
35%	\$382	\$409	\$491	\$567	\$633	\$699
40%	\$437	\$468	\$562	\$649	\$724	\$799
45%	\$491	\$527	\$632	\$730	\$814	\$898
50%	\$546	\$585	\$702	\$811	\$905	\$998
55%	\$600	\$644	\$772	\$892	\$995	\$1,098
60%	\$655	\$702	\$843	\$973	\$1,086	\$1,198
80%	\$874	\$937	\$1,124	\$1,298	\$1,448	\$1,598

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$331	\$355	\$426	\$492	\$549	\$606
35%	\$386	\$414	\$497	\$574	\$640	\$707
40%	\$442	\$473	\$568	\$656	\$732	\$808
45%	\$497	\$532	\$639	\$738	\$823	\$909
50%	\$552	\$591	\$710	\$820	\$915	\$1,010
55%	\$607	\$651	\$781	\$902	\$1,006	\$1,111
60%	\$663	\$710	\$852	\$984	\$1,098	\$1,212
80%	\$884	\$947	\$1,136	\$1,313	\$1,464	\$1,616

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$348	\$373	\$448	\$518	\$578	\$637
35%	\$406	\$436	\$523	\$604	\$674	\$744
40%	\$465	\$498	\$598	\$691	\$771	\$850
45%	\$523	\$560	\$672	\$777	\$867	\$956
50%	\$581	\$623	\$747	\$863	\$963	\$1,063
55%	\$639	\$685	\$822	\$950	\$1,060	\$1,169
60%	\$697	\$747	\$897	\$1,036	\$1,156	\$1,275
80%	\$930	\$997	\$1,196	\$1,382	\$1,542	\$1,701

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$352	\$377	\$453	\$523	\$584	\$644
35%	\$411	\$440	\$528	\$610	\$681	\$752
40%	\$470	\$503	\$604	\$698	\$779	\$859
45%	\$528	\$566	\$679	\$785	\$876	\$966
50%	\$587	\$629	\$755	\$872	\$973	\$1,074
55%	\$646	\$692	\$830	\$959	\$1,071	\$1,181
60%	\$705	\$755	\$906	\$1,047	\$1,168	\$1,289
80%	\$940	\$1,007	\$1,208	\$1,396	\$1,558	\$1,719

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