

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

Marion 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	\$57,200
Actual 2013 Median ³	\$57,000
Actual 2012 Median ³	\$60,000
2015 HERA Special Median	\$60,600 (applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

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

Did the project exist ² in 2008?	Use: HERA Special 2015
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 2015
	On or After Dec 18th 2013 Use: Actual Incomes 2015

Actual Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,030	\$13,740	\$15,450	\$17,160	\$18,540	\$19,920	\$21,300	\$22,680
35%	\$14,035	\$16,030	\$18,025	\$20,020	\$21,630	\$23,240	\$24,850	\$26,460
40%	\$16,040	\$18,320	\$20,600	\$22,880	\$24,720	\$26,560	\$28,400	\$30,240
45%	\$18,045	\$20,610	\$23,175	\$25,740	\$27,810	\$29,880	\$31,950	\$34,020
50%	\$20,050	\$22,900	\$25,750	\$28,600	\$30,900	\$33,200	\$35,500	\$37,800
55%	\$22,055	\$25,190	\$28,325	\$31,460	\$33,990	\$36,520	\$39,050	\$41,580
60%	\$24,060	\$27,480	\$30,900	\$34,320	\$37,080	\$39,840	\$42,600	\$45,360
80%	\$32,080	\$36,640	\$41,200	\$45,760	\$49,440	\$53,120	\$56,800	\$60,480

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,970	\$13,680	\$15,390	\$17,100	\$18,480	\$19,860	\$21,210	\$22,590
35%	\$13,965	\$15,960	\$17,955	\$19,950	\$21,560	\$23,170	\$24,745	\$26,355
40%	\$15,960	\$18,240	\$20,520	\$22,800	\$24,640	\$26,480	\$28,280	\$30,120
45%	\$17,955	\$20,520	\$23,085	\$25,650	\$27,720	\$29,790	\$31,815	\$33,885
50%	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650
55%	\$21,945	\$25,080	\$28,215	\$31,350	\$33,880	\$36,410	\$38,885	\$41,415
60%	\$23,940	\$27,360	\$30,780	\$34,200	\$36,960	\$39,720	\$42,420	\$45,180
80%	\$31,920	\$36,480	\$41,040	\$45,600	\$49,280	\$52,960	\$56,560	\$60,240

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,600	\$14,400	\$16,200	\$18,000	\$19,440	\$20,880	\$22,320	\$23,760
35%	\$14,700	\$16,800	\$18,900	\$21,000	\$22,680	\$24,360	\$26,040	\$27,720
40%	\$16,800	\$19,200	\$21,600	\$24,000	\$25,920	\$27,840	\$29,760	\$31,680
45%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
50%	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
55%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
60%	\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
80%	\$33,600	\$38,400	\$43,200	\$48,000	\$51,840	\$55,680	\$59,520	\$63,360

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,750	\$14,550	\$16,380	\$18,180	\$19,650	\$21,090	\$22,560	\$24,000
35%	\$14,875	\$16,975	\$19,110	\$21,210	\$22,925	\$24,605	\$26,320	\$28,000
40%	\$17,000	\$19,400	\$21,840	\$24,240	\$26,200	\$28,120	\$30,080	\$32,000
45%	\$19,125	\$21,825	\$24,570	\$27,270	\$29,475	\$31,635	\$33,840	\$36,000
50%	\$21,250	\$24,250	\$27,300	\$30,300	\$32,750	\$35,150	\$37,600	\$40,000
55%	\$23,375	\$26,675	\$30,030	\$33,330	\$36,025	\$38,665	\$41,360	\$44,000
60%	\$25,500	\$29,100	\$32,760	\$36,360	\$39,300	\$42,180	\$45,120	\$48,000
80%	\$34,000	\$38,800	\$43,680	\$48,480	\$52,400	\$56,240	\$60,160	\$64,000

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 Marion 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

Marion 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	\$57,200
Actual 2013 Median ³	\$57,000
Actual 2012 Median ³	\$60,000
2015 HERA Special Median	\$60,600 (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--

Did the project exist² in 2008?	Use: HERA Special 2015	
If NO, did it exist²:	Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012
	Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2015
	On or After Dec 18th 2013	Use: Actual Incomes 2015

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$300	\$322	\$386	\$446	\$498	\$549
35%	\$350	\$375	\$450	\$520	\$581	\$641
40%	\$401	\$429	\$515	\$595	\$664	\$733
45%	\$451	\$483	\$579	\$669	\$747	\$824
50%	\$501	\$536	\$643	\$743	\$830	\$916
55%	\$551	\$590	\$708	\$818	\$913	\$1,007
60%	\$601	\$644	\$772	\$892	\$996	\$1,099
80%	\$802	\$859	\$1,030	\$1,190	\$1,328	\$1,466

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$299	\$320	\$384	\$444	\$496	\$547
35%	\$349	\$374	\$448	\$518	\$579	\$638
40%	\$399	\$427	\$513	\$593	\$662	\$730
45%	\$448	\$480	\$577	\$667	\$744	\$821
50%	\$498	\$534	\$641	\$741	\$827	\$912
55%	\$548	\$587	\$705	\$815	\$910	\$1,003
60%	\$598	\$641	\$769	\$889	\$993	\$1,095
80%	\$798	\$855	\$1,026	\$1,186	\$1,324	\$1,460

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$315	\$337	\$405	\$468	\$522	\$576
35%	\$367	\$393	\$472	\$546	\$609	\$672
40%	\$420	\$450	\$540	\$624	\$696	\$768
45%	\$472	\$506	\$607	\$702	\$783	\$864
50%	\$525	\$562	\$675	\$780	\$870	\$960
55%	\$577	\$618	\$742	\$858	\$957	\$1,056
60%	\$630	\$675	\$810	\$936	\$1,044	\$1,152
80%	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$318	\$341	\$409	\$472	\$527	\$582
35%	\$371	\$398	\$477	\$551	\$615	\$679
40%	\$425	\$455	\$546	\$630	\$703	\$776
45%	\$478	\$511	\$614	\$709	\$790	\$873
50%	\$531	\$568	\$682	\$788	\$878	\$970
55%	\$584	\$625	\$750	\$866	\$966	\$1,067
60%	\$637	\$682	\$819	\$945	\$1,054	\$1,164
80%	\$850	\$910	\$1,092	\$1,261	\$1,406	\$1,552

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 Marion 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 rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on March 6, 2015. Per Revenue Ruling 94-57, owners will have until April 20, 2015 to implement these new MTSP rent limits (45 days from their effective date). If the gross rent floors (established at credit allocation or the project's PIS date; refer to Revenue Procedure 94-57) are higher than the current rent limits, the gross rent floors may be used. However, income limits are still based on the current applicable rate. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.