

2015 -- Income Limits for LIHTC & Tax-Exempt Bonds
Sherman 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	\$57,300	
Actual 2014 Median ³	\$58,400	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$60,500	(applies to projects in existence before January 1, 2009)

Median Incomes calculated based on a 4-person household

What Income Limit Should You Use?

Is the location considered RURAL by USDA? (if yes, it is eligible to use the Ntnl Non-Metro Median for 9% projects)¹

YES Sherman 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 exist ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - March 5, 2015	If NO, did it exist ² : On or After March 6th 2015
-- If it's a 4% Tax Credit Project Use: HERA Special 2015	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2014	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2015
-- If it's a 9% Tax Credit Project Use: HERA Special 2015	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2014	-- If it's a 9% Tax Credit Project 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%	\$12,060	\$13,770	\$15,480	\$17,190	\$18,570	\$19,950	\$21,330	\$22,710
35%	\$14,070	\$16,065	\$18,060	\$20,055	\$21,665	\$23,275	\$24,885	\$26,495
40%	\$16,080	\$18,360	\$20,640	\$22,920	\$24,760	\$26,600	\$28,440	\$30,280
45%	\$18,090	\$20,655	\$23,220	\$25,785	\$27,855	\$29,925	\$31,995	\$34,065
50%	\$20,100	\$22,950	\$25,800	\$28,650	\$30,950	\$33,250	\$35,550	\$37,850
55%	\$22,110	\$25,245	\$28,380	\$31,515	\$34,045	\$36,575	\$39,105	\$41,635
60%	\$24,120	\$27,540	\$30,960	\$34,380	\$37,140	\$39,900	\$42,660	\$45,420
80%	\$32,160	\$36,720	\$41,280	\$45,840	\$49,520	\$53,200	\$56,880	\$60,560

Actual Income Limits 2014								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,270	\$14,040	\$15,780	\$17,520	\$18,930	\$20,340	\$21,750	\$23,130
35%	\$14,315	\$16,380	\$18,410	\$20,440	\$22,085	\$23,730	\$25,375	\$26,985
40%	\$16,360	\$18,720	\$21,040	\$23,360	\$25,240	\$27,120	\$29,000	\$30,840
45%	\$18,405	\$21,060	\$23,670	\$26,280	\$28,395	\$30,510	\$32,625	\$34,695
50%	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550
55%	\$22,495	\$25,740	\$28,930	\$32,120	\$34,705	\$37,290	\$39,875	\$42,405
60%	\$24,540	\$28,080	\$31,560	\$35,040	\$37,860	\$40,680	\$43,500	\$46,260
80%	\$32,720	\$37,440	\$42,080	\$46,720	\$50,480	\$54,240	\$58,000	\$61,680

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,720	\$14,520	\$16,350	\$18,150	\$19,620	\$21,060	\$22,530	\$23,970
35%	\$14,840	\$16,940	\$19,075	\$21,175	\$22,890	\$24,570	\$26,285	\$27,965
40%	\$16,960	\$19,360	\$21,800	\$24,200	\$26,160	\$28,080	\$30,040	\$31,960
45%	\$19,080	\$21,780	\$24,525	\$27,225	\$29,430	\$31,590	\$33,795	\$35,955
50%	\$21,200	\$24,200	\$27,250	\$30,250	\$32,700	\$35,100	\$37,550	\$39,950
55%	\$23,320	\$26,620	\$29,975	\$33,275	\$35,970	\$38,610	\$41,305	\$43,945
60%	\$25,440	\$29,040	\$32,700	\$36,300	\$39,240	\$42,120	\$45,060	\$47,940
80%	\$33,920	\$38,720	\$43,600	\$48,400	\$52,320	\$56,160	\$60,080	\$63,920

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 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

Sherman County, Oregon



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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 Sherman 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?	If NO, did it exist²:	If NO, did it exist²:
-- If it's a 4% Tax Credit Project Use: HERA Special 2015	Between Jan 1, 2009 - March 5, 2015 -- If it's a 4% Tax Credit Project Use: Actual Incomes 2014	On or After March 6th 2015 -- If it's a 4% Tax Credit Project Use: Actual Incomes 2015
-- If it's a 9% Tax Credit Project Use: HERA Special 2015	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2014	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2015

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$301	\$322	\$387	\$447	\$498	\$550
35%	\$351	\$376	\$451	\$521	\$581	\$642
40%	\$402	\$430	\$516	\$596	\$665	\$734
45%	\$452	\$484	\$580	\$670	\$748	\$825
50%	\$502	\$538	\$645	\$745	\$831	\$917
55%	\$552	\$591	\$709	\$819	\$914	\$1,009
60%	\$603	\$645	\$774	\$894	\$997	\$1,101
80%	\$804	\$861	\$1,032	\$1,192	\$1,330	\$1,468

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$306	\$328	\$394	\$455	\$508	\$561
35%	\$357	\$383	\$460	\$531	\$593	\$654
40%	\$409	\$438	\$526	\$607	\$678	\$748
45%	\$460	\$493	\$591	\$683	\$762	\$841
50%	\$511	\$548	\$657	\$759	\$847	\$935
55%	\$562	\$602	\$723	\$835	\$932	\$1,028
60%	\$613	\$657	\$789	\$911	\$1,017	\$1,122
80%	\$818	\$877	\$1,052	\$1,215	\$1,356	\$1,496

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$318	\$340	\$408	\$472	\$526	\$581
35%	\$371	\$397	\$476	\$550	\$614	\$678
40%	\$424	\$454	\$545	\$629	\$702	\$775
45%	\$477	\$510	\$613	\$708	\$789	\$871
50%	\$530	\$567	\$681	\$786	\$877	\$968
55%	\$583	\$624	\$749	\$865	\$965	\$1,065
60%	\$636	\$681	\$817	\$944	\$1,053	\$1,162
80%	\$848	\$908	\$1,090	\$1,259	\$1,404	\$1,550

Notes:

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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.