

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

**Tillamook 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>	\$53,500	
Actual 2013 Median <sup>3</sup>	\$54,000	
Actual 2012 Median <sup>3</sup>	\$55,300	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$55,500	(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
<b>Between Jan 1, 2009 - Dec 10, 2012</b>	Use: Actual Incomes 2012	Use: Actual Incomes 2012
<b>Between Dec 11, 2012 - Dec 17, 2013</b>	Use: Actual Incomes 2013	Use: Ntnl Non-Metro 2015 <sup>1</sup>
<b>Between Dec 18, 2013 - March 5, 2015</b>	Use: Actual Incomes 2014	Use: Ntnl Non-Metro 2015 <sup>1</sup>
<b>On or After March 6, 2015</b>	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%	\$11,250	\$12,840	\$14,460	\$16,050	\$17,340	\$18,630	\$19,920	\$21,210
35%	\$13,125	\$14,980	\$16,870	\$18,725	\$20,230	\$21,735	\$23,240	\$24,745
40%	\$15,000	\$17,120	\$19,280	\$21,400	\$23,120	\$24,840	\$26,560	\$28,280
45%	\$16,875	\$19,260	\$21,690	\$24,075	\$26,010	\$27,945	\$29,880	\$31,815
<b>50%</b>	<b>\$18,750</b>	<b>\$21,400</b>	<b>\$24,100</b>	<b>\$26,750</b>	<b>\$28,900</b>	<b>\$31,050</b>	<b>\$33,200</b>	<b>\$35,350</b>
55%	\$20,625	\$23,540	\$26,510	\$29,425	\$31,790	\$34,155	\$36,520	\$38,885
60%	\$22,500	\$25,680	\$28,920	\$32,100	\$34,680	\$37,260	\$39,840	\$42,420
80%	\$30,000	\$34,240	\$38,560	\$42,800	\$46,240	\$49,680	\$53,120	\$56,560

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,340	\$12,960	\$14,580	\$16,200	\$17,520	\$18,810	\$20,100	\$21,390
35%	\$13,230	\$15,120	\$17,010	\$18,900	\$20,440	\$21,945	\$23,450	\$24,955
40%	\$15,120	\$17,280	\$19,440	\$21,600	\$23,360	\$25,080	\$26,800	\$28,520
45%	\$17,010	\$19,440	\$21,870	\$24,300	\$26,280	\$28,215	\$30,150	\$32,085
<b>50%</b>	<b>\$18,900</b>	<b>\$21,600</b>	<b>\$24,300</b>	<b>\$27,000</b>	<b>\$29,200</b>	<b>\$31,350</b>	<b>\$33,500</b>	<b>\$35,650</b>
55%	\$20,790	\$23,760	\$26,730	\$29,700	\$32,120	\$34,485	\$36,850	\$39,215
60%	\$22,680	\$25,920	\$29,160	\$32,400	\$35,040	\$37,620	\$40,200	\$42,780
80%	\$30,240	\$34,560	\$38,880	\$43,200	\$46,720	\$50,160	\$53,600	\$57,040

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,640	\$13,290	\$14,940	\$16,590	\$17,940	\$19,260	\$20,580	\$21,900
35%	\$13,580	\$15,505	\$17,430	\$19,355	\$20,930	\$22,470	\$24,010	\$25,550
40%	\$15,520	\$17,720	\$19,920	\$22,120	\$23,920	\$25,680	\$27,440	\$29,200
45%	\$17,460	\$19,935	\$22,410	\$24,885	\$26,910	\$28,890	\$30,870	\$32,850
<b>50%</b>	<b>\$19,400</b>	<b>\$22,150</b>	<b>\$24,900</b>	<b>\$27,650</b>	<b>\$29,900</b>	<b>\$32,100</b>	<b>\$34,300</b>	<b>\$36,500</b>
55%	\$21,340	\$24,365	\$27,390	\$30,415	\$32,890	\$35,310	\$37,730	\$40,150
60%	\$23,280	\$26,580	\$29,880	\$33,180	\$35,880	\$38,520	\$41,160	\$43,800
80%	\$31,040	\$35,440	\$39,840	\$44,240	\$47,840	\$51,360	\$54,880	\$58,400

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,670	\$13,320	\$15,000	\$16,650	\$18,000	\$19,320	\$20,670	\$21,990
35%	\$13,615	\$15,540	\$17,500	\$19,425	\$21,000	\$22,540	\$24,115	\$25,655
40%	\$15,560	\$17,760	\$20,000	\$22,200	\$24,000	\$25,760	\$27,560	\$29,320
45%	\$17,505	\$19,980	\$22,500	\$24,975	\$27,000	\$28,980	\$31,005	\$32,985
<b>50%</b>	<b>\$19,450</b>	<b>\$22,200</b>	<b>\$25,000</b>	<b>\$27,750</b>	<b>\$30,000</b>	<b>\$32,200</b>	<b>\$34,450</b>	<b>\$36,650</b>
55%	\$21,395	\$24,420	\$27,500	\$30,525	\$33,000	\$35,420	\$37,895	\$40,315
60%	\$23,340	\$26,640	\$30,000	\$33,300	\$36,000	\$38,640	\$41,340	\$43,980
80%	\$31,120	\$35,520	\$40,000	\$44,400	\$48,000	\$51,520	\$55,120	\$58,640

**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>  
Tillamook 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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Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$55,500	(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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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%	\$281	\$301	\$361	\$417	\$465	\$514
35%	\$328	\$351	\$421	\$486	\$543	\$599
40%	\$375	\$401	\$482	\$556	\$621	\$685
45%	\$421	\$451	\$542	\$626	\$698	\$771
<b>50%</b>	<b>\$468</b>	<b>\$501</b>	<b>\$602</b>	<b>\$695</b>	<b>\$776</b>	<b>\$856</b>
55%	\$515	\$552	\$662	\$765	\$853	\$942
60%	\$562	\$602	\$723	\$834	\$931	\$1,028
80%	\$750	\$803	\$964	\$1,113	\$1,242	\$1,371

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$283	\$303	\$364	\$421	\$470	\$518
35%	\$330	\$354	\$425	\$491	\$548	\$605
40%	\$378	\$405	\$486	\$562	\$627	\$691
45%	\$425	\$455	\$546	\$632	\$705	\$777
<b>50%</b>	<b>\$472</b>	<b>\$506</b>	<b>\$607</b>	<b>\$702</b>	<b>\$783</b>	<b>\$864</b>
55%	\$519	\$556	\$668	\$772	\$862	\$950
60%	\$567	\$607	\$729	\$843	\$940	\$1,037
80%	\$756	\$810	\$972	\$1,124	\$1,254	\$1,383

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$311	\$373	\$431	\$481	\$531
35%	\$339	\$363	\$435	\$503	\$561	\$619
40%	\$388	\$415	\$498	\$575	\$642	\$708
45%	\$436	\$467	\$560	\$647	\$722	\$796
<b>50%</b>	<b>\$485</b>	<b>\$519</b>	<b>\$622</b>	<b>\$719</b>	<b>\$802</b>	<b>\$885</b>
55%	\$533	\$571	\$684	\$791	\$882	\$973
60%	\$582	\$623	\$747	\$863	\$963	\$1,062
80%	\$776	\$831	\$996	\$1,151	\$1,284	\$1,416

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$291	\$312	\$375	\$433	\$483	\$533
35%	\$340	\$364	\$437	\$505	\$563	\$622
40%	\$389	\$416	\$500	\$577	\$644	\$711
45%	\$437	\$468	\$562	\$649	\$724	\$799
<b>50%</b>	<b>\$486</b>	<b>\$520</b>	<b>\$625</b>	<b>\$721</b>	<b>\$805</b>	<b>\$888</b>
55%	\$534	\$572	\$687	\$794	\$885	\$977
60%	\$583	\$624	\$750	\$866	\$966	\$1,066
80%	\$778	\$833	\$1,000	\$1,155	\$1,288	\$1,422

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