

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

Union 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	\$54,700
Actual 2013 Median ³	\$55,900
Actual 2012 Median ³	\$57,100
2015 HERA Special Median	\$57,600 (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 2013
	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%	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
35%	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
40%	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
45%	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
50%	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
55%	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
60%	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
80%	\$30,640	\$35,040	\$39,440	\$43,760	\$47,280	\$50,800	\$54,320	\$57,840

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,760	\$13,440	\$15,120	\$16,770	\$18,120	\$19,470	\$20,820	\$22,140
35%	\$13,720	\$15,680	\$17,640	\$19,565	\$21,140	\$22,715	\$24,290	\$25,830
40%	\$15,680	\$17,920	\$20,160	\$22,360	\$24,160	\$25,960	\$27,760	\$29,520
45%	\$17,640	\$20,160	\$22,680	\$25,155	\$27,180	\$29,205	\$31,230	\$33,210
50%	\$19,600	\$22,400	\$25,200	\$27,950	\$30,200	\$32,450	\$34,700	\$36,900
55%	\$21,560	\$24,640	\$27,720	\$30,745	\$33,220	\$35,695	\$38,170	\$40,590
60%	\$23,520	\$26,880	\$30,240	\$33,540	\$36,240	\$38,940	\$41,640	\$44,280
80%	\$31,360	\$35,840	\$40,320	\$44,720	\$48,320	\$51,920	\$55,520	\$59,040

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,000	\$13,710	\$15,420	\$17,130	\$18,510	\$19,890	\$21,270	\$22,620
35%	\$14,000	\$15,995	\$17,990	\$19,985	\$21,595	\$23,205	\$24,815	\$26,390
40%	\$16,000	\$18,280	\$20,560	\$22,840	\$24,680	\$26,520	\$28,360	\$30,160
45%	\$18,000	\$20,565	\$23,130	\$25,695	\$27,765	\$29,835	\$31,905	\$33,930
50%	\$20,000	\$22,850	\$25,700	\$28,550	\$30,850	\$33,150	\$35,450	\$37,700
55%	\$22,000	\$25,135	\$28,270	\$31,405	\$33,935	\$36,465	\$38,995	\$41,470
60%	\$24,000	\$27,420	\$30,840	\$34,260	\$37,020	\$39,780	\$42,540	\$45,240
80%	\$32,000	\$36,560	\$41,120	\$45,680	\$49,360	\$53,040	\$56,720	\$60,320

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,120	\$13,830	\$15,570	\$17,280	\$18,690	\$20,070	\$21,450	\$22,830
35%	\$14,140	\$16,135	\$18,165	\$20,160	\$21,805	\$23,415	\$25,025	\$26,635
40%	\$16,160	\$18,440	\$20,760	\$23,040	\$24,920	\$26,760	\$28,600	\$30,440
45%	\$18,180	\$20,745	\$23,355	\$25,920	\$28,035	\$30,105	\$32,175	\$34,245
50%	\$20,200	\$23,050	\$25,950	\$28,800	\$31,150	\$33,450	\$35,750	\$38,050
55%	\$22,220	\$25,355	\$28,545	\$31,680	\$34,265	\$36,795	\$39,325	\$41,855
60%	\$24,240	\$27,660	\$31,140	\$34,560	\$37,380	\$40,140	\$42,900	\$45,660
80%	\$32,320	\$36,880	\$41,520	\$46,080	\$49,840	\$53,520	\$57,200	\$60,880

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:

Union 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

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2015 HERA Special Median	\$57,600 (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?	<i>Use: HERA Special 2015</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>
	On or After Dec 18th 2013	<i>Use: Actual Incomes 2015</i>

Rents based on Actual Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$287	\$307	\$369	\$426	\$476	\$525
35%	\$335	\$359	\$431	\$497	\$555	\$613
40%	\$383	\$410	\$493	\$569	\$635	\$701
45%	\$430	\$461	\$554	\$640	\$714	\$788
50%	\$478	\$513	\$616	\$711	\$793	\$876
55%	\$526	\$564	\$677	\$782	\$873	\$963
60%	\$574	\$615	\$739	\$853	\$952	\$1,051
80%	\$766	\$821	\$986	\$1,138	\$1,270	\$1,402

Rents based on Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$294	\$315	\$378	\$436	\$486	\$537
35%	\$343	\$367	\$441	\$508	\$567	\$626
40%	\$392	\$420	\$504	\$581	\$649	\$716
45%	\$441	\$472	\$567	\$654	\$730	\$805
50%	\$490	\$525	\$630	\$726	\$811	\$895
55%	\$539	\$577	\$693	\$799	\$892	\$984
60%	\$588	\$630	\$756	\$872	\$973	\$1,074
80%	\$784	\$840	\$1,008	\$1,163	\$1,298	\$1,432

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$300	\$321	\$385	\$445	\$497	\$548
35%	\$350	\$374	\$449	\$519	\$580	\$640
40%	\$400	\$428	\$514	\$594	\$663	\$731
45%	\$450	\$482	\$578	\$668	\$745	\$822
50%	\$500	\$535	\$642	\$742	\$828	\$914
55%	\$550	\$589	\$706	\$816	\$911	\$1,005
60%	\$600	\$642	\$771	\$891	\$994	\$1,097
80%	\$800	\$857	\$1,028	\$1,188	\$1,326	\$1,463

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$303	\$324	\$389	\$449	\$501	\$553
35%	\$353	\$378	\$454	\$524	\$585	\$645
40%	\$404	\$432	\$519	\$599	\$669	\$738
45%	\$454	\$486	\$583	\$674	\$752	\$830
50%	\$505	\$540	\$648	\$749	\$836	\$922
55%	\$555	\$594	\$713	\$824	\$919	\$1,014
60%	\$606	\$648	\$778	\$899	\$1,003	\$1,107
80%	\$808	\$865	\$1,038	\$1,199	\$1,338	\$1,476

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