

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

Wallowa 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	\$53,500	
Actual 2012 Median ³	\$54,200	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$56,700	(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 Wallowa 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 - Dec 10, 2012	If NO, did it exist ² : On or After Dec 11th 2012
-- If it's a 4% Tax Credit Project Use: HERA Special 2015	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2012	-- 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 2012	-- If it's a 9% Tax Credit Project Use: Ntnl Non-Metro 2015 ¹

% 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
50%	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,200	\$35,350
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

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,400	\$13,020	\$14,640	\$16,260	\$17,580	\$18,870	\$20,190	\$21,480
35%	\$13,300	\$15,190	\$17,080	\$18,970	\$20,510	\$22,015	\$23,555	\$25,060
40%	\$15,200	\$17,360	\$19,520	\$21,680	\$23,440	\$25,160	\$26,920	\$28,640
45%	\$17,100	\$19,530	\$21,960	\$24,390	\$26,370	\$28,305	\$30,285	\$32,220
50%	\$19,000	\$21,700	\$24,400	\$27,100	\$29,300	\$31,450	\$33,650	\$35,800
55%	\$20,900	\$23,870	\$26,840	\$29,810	\$32,230	\$34,595	\$37,015	\$39,380
60%	\$22,800	\$26,040	\$29,280	\$32,520	\$35,160	\$37,740	\$40,380	\$42,960
80%	\$30,400	\$34,720	\$39,040	\$43,360	\$46,880	\$50,320	\$53,840	\$57,280

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,910	\$13,620	\$15,330	\$17,010	\$18,390	\$19,740	\$21,120	\$22,470
35%	\$13,895	\$15,890	\$17,885	\$19,845	\$21,455	\$23,030	\$24,640	\$26,215
40%	\$15,880	\$18,160	\$20,440	\$22,680	\$24,520	\$26,320	\$28,160	\$29,960
45%	\$17,865	\$20,430	\$22,995	\$25,515	\$27,585	\$29,610	\$31,680	\$33,705
50%	\$19,850	\$22,700	\$25,550	\$28,350	\$30,650	\$32,900	\$35,200	\$37,450
55%	\$21,835	\$24,970	\$28,105	\$31,185	\$33,715	\$36,190	\$38,720	\$41,195
60%	\$23,820	\$27,240	\$30,660	\$34,020	\$36,780	\$39,480	\$42,240	\$44,940
80%	\$31,760	\$36,320	\$40,880	\$45,360	\$49,040	\$52,640	\$56,320	\$59,920

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

Wallowa 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 Wallowa 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 - Dec 10, 2012 -- If it's a 4% Tax Credit Project Use: Actual Incomes 2012	On or After Dec 11th 2012 -- 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 2012	-- If it's a 9% Tax Credit Project Use: Ntnl Non-Metro 2015 ¹

Rents based on Actual Income Limits 2015						
% 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
50%	\$468	\$501	\$602	\$695	\$776	\$856
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 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$285	\$305	\$366	\$423	\$471	\$520
35%	\$332	\$356	\$427	\$493	\$550	\$607
40%	\$380	\$407	\$488	\$564	\$629	\$694
45%	\$427	\$457	\$549	\$634	\$707	\$781
50%	\$475	\$508	\$610	\$705	\$786	\$868
55%	\$522	\$559	\$671	\$775	\$864	\$954
60%	\$570	\$610	\$732	\$846	\$943	\$1,041
80%	\$760	\$814	\$976	\$1,128	\$1,258	\$1,389

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$297	\$319	\$383	\$442	\$493	\$544
35%	\$347	\$372	\$447	\$516	\$575	\$635
40%	\$397	\$425	\$511	\$590	\$658	\$726
45%	\$446	\$478	\$574	\$663	\$740	\$817
50%	\$496	\$531	\$638	\$737	\$822	\$908
55%	\$545	\$585	\$702	\$811	\$904	\$998
60%	\$595	\$638	\$766	\$885	\$987	\$1,089
80%	\$794	\$851	\$1,022	\$1,180	\$1,316	\$1,453

Notes:

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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.