

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

Wheeler 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	\$52,100	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$57,800	(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 exist² in 2008?	Use: HERA Special 2015	
If NO, did it exist²:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Ntnl Non-Metro 2015 ¹
Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 ¹
On or After Dec 18th 2013	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 ¹

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
50%	\$18,250	\$20,850	\$23,450	\$26,050	\$28,150	\$30,250	\$32,350	\$34,400
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 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,220	\$12,840	\$14,430	\$16,020	\$17,310	\$18,600	\$19,890	\$21,150
35%	\$13,090	\$14,980	\$16,835	\$18,690	\$20,195	\$21,700	\$23,205	\$24,675
40%	\$14,960	\$17,120	\$19,240	\$21,360	\$23,080	\$24,800	\$26,520	\$28,200
45%	\$16,830	\$19,260	\$21,645	\$24,030	\$25,965	\$27,900	\$29,835	\$31,725
50%	\$18,700	\$21,400	\$24,050	\$26,700	\$28,850	\$31,000	\$33,150	\$35,250
55%	\$20,570	\$23,540	\$26,455	\$29,370	\$31,735	\$34,100	\$36,465	\$38,775
60%	\$22,440	\$25,680	\$28,860	\$32,040	\$34,620	\$37,200	\$39,780	\$42,300
80%	\$29,920	\$34,240	\$38,480	\$42,720	\$46,160	\$49,600	\$53,040	\$56,400

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,150	\$13,890	\$15,630	\$17,340	\$18,750	\$20,130	\$21,510	\$22,890
35%	\$14,175	\$16,205	\$18,235	\$20,230	\$21,875	\$23,485	\$25,095	\$26,705
40%	\$16,200	\$18,520	\$20,840	\$23,120	\$25,000	\$26,840	\$28,680	\$30,520
45%	\$18,225	\$20,835	\$23,445	\$26,010	\$28,125	\$30,195	\$32,265	\$34,335
50%	\$20,250	\$23,150	\$26,050	\$28,900	\$31,250	\$33,550	\$35,850	\$38,150
55%	\$22,275	\$25,465	\$28,655	\$31,790	\$34,375	\$36,905	\$39,435	\$41,965
60%	\$24,300	\$27,780	\$31,260	\$34,680	\$37,500	\$40,260	\$43,020	\$45,780
80%	\$32,400	\$37,040	\$41,680	\$46,240	\$50,000	\$53,680	\$57,360	\$61,040

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:

Wheeler 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.



For more detailed MTSP income limit information, please visit HUDs website:

<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2015 Median ³	\$52,100	
Actual 2012 Median ³	\$53,400	
Ntnl Non-Metro 2015 Median	\$54,100	(applies to 9% credits only in non-metro areas)
2015 HERA Special Median	\$57,800	(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:	-- 4% Tax Credit Project	-- 9% Tax Credit Project
Between Jan 1, 2009 - Dec 10, 2012	Use: Actual Incomes 2012	Use: Ntnl Non-Metro 2015 ¹
Between Dec 11, 2012 - Dec 17, 2013	Use: Actual Incomes 2015	Use: Ntnl Non-Metro 2015 ¹
On or After Dec 18th 2013	Use: Actual Incomes 2015	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%	\$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
50%	\$456	\$488	\$586	\$677	\$756	\$834
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 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$280	\$300	\$360	\$416	\$465	\$513
35%	\$327	\$350	\$420	\$486	\$542	\$598
40%	\$374	\$401	\$481	\$555	\$620	\$684
45%	\$420	\$451	\$541	\$624	\$697	\$769
50%	\$467	\$501	\$601	\$694	\$775	\$855
55%	\$514	\$551	\$661	\$763	\$852	\$940
60%	\$561	\$601	\$721	\$833	\$930	\$1,026
80%	\$748	\$802	\$962	\$1,111	\$1,240	\$1,368

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$303	\$325	\$390	\$451	\$503	\$555
35%	\$354	\$379	\$455	\$526	\$587	\$647
40%	\$405	\$434	\$521	\$601	\$671	\$740
45%	\$455	\$488	\$586	\$676	\$754	\$832
50%	\$506	\$542	\$651	\$751	\$838	\$925
55%	\$556	\$596	\$716	\$827	\$922	\$1,017
60%	\$607	\$651	\$781	\$902	\$1,006	\$1,110
80%	\$810	\$868	\$1,042	\$1,203	\$1,342	\$1,480

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:

Wheeler 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.