

2015 -- Income Limits for LIHTC & Tax-Exempt Bonds
Lane 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	\$55,300
Actual 2013 Median ³	\$56,300
Actual 2012 Median ³	\$59,200
2015 HERA Special Median	\$59,200 (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%	\$11,640	\$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
50%	\$19,400	\$22,150	\$24,900	\$27,650	\$29,900	\$32,100	\$34,300	\$36,500
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

Actual Income Limits 2013								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,850	\$13,530	\$15,210	\$16,890	\$18,270	\$19,620	\$20,970	\$22,320
35%	\$13,825	\$15,785	\$17,745	\$19,705	\$21,315	\$22,890	\$24,465	\$26,040
40%	\$15,800	\$18,040	\$20,280	\$22,520	\$24,360	\$26,160	\$27,960	\$29,760
45%	\$17,775	\$20,295	\$22,815	\$25,335	\$27,405	\$29,430	\$31,455	\$33,480
50%	\$19,750	\$22,550	\$25,350	\$28,150	\$30,450	\$32,700	\$34,950	\$37,200
55%	\$21,725	\$24,805	\$27,885	\$30,965	\$33,495	\$35,970	\$38,445	\$40,920
60%	\$23,700	\$27,060	\$30,420	\$33,780	\$36,540	\$39,240	\$41,940	\$44,640
80%	\$31,600	\$36,080	\$40,560	\$45,040	\$48,720	\$52,320	\$55,920	\$59,520

Actual Income Limits 2012								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,450	\$14,220	\$15,990	\$17,760	\$19,200	\$20,610	\$22,050	\$23,460
35%	\$14,525	\$16,590	\$18,655	\$20,720	\$22,400	\$24,045	\$25,725	\$27,370
40%	\$16,600	\$18,960	\$21,320	\$23,680	\$25,600	\$27,480	\$29,400	\$31,280
45%	\$18,675	\$21,330	\$23,985	\$26,640	\$28,800	\$30,915	\$33,075	\$35,190
50%	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100
55%	\$22,825	\$26,070	\$29,315	\$32,560	\$35,200	\$37,785	\$40,425	\$43,010
60%	\$24,900	\$28,440	\$31,980	\$35,520	\$38,400	\$41,220	\$44,100	\$46,920
80%	\$33,200	\$37,920	\$42,640	\$47,360	\$51,200	\$54,960	\$58,800	\$62,560

HERA Special Income Limits 2015								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$12,450	\$14,220	\$15,990	\$17,760	\$19,200	\$20,610	\$22,050	\$23,460
35%	\$14,525	\$16,590	\$18,655	\$20,720	\$22,400	\$24,045	\$25,725	\$27,370
40%	\$16,600	\$18,960	\$21,320	\$23,680	\$25,600	\$27,480	\$29,400	\$31,280
45%	\$18,675	\$21,330	\$23,985	\$26,640	\$28,800	\$30,915	\$33,075	\$35,190
50%	\$20,750	\$23,700	\$26,650	\$29,600	\$32,000	\$34,350	\$36,750	\$39,100
55%	\$22,825	\$26,070	\$29,315	\$32,560	\$35,200	\$37,785	\$40,425	\$43,010
60%	\$24,900	\$28,440	\$31,980	\$35,520	\$38,400	\$41,220	\$44,100	\$46,920
80%	\$33,200	\$37,920	\$42,640	\$47,360	\$51,200	\$54,960	\$58,800	\$62,560

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:

Not all of Lane 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

Lane 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	\$55,300
Actual 2013 Median ³	\$56,300
Actual 2012 Median ³	\$59,200
2015 HERA Special Median	\$59,200 (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:	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

Rents based on Actual Income Limits 2015						
% 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
50%	\$485	\$519	\$622	\$719	\$802	\$885
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 Actual Income Limits 2013						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$296	\$317	\$380	\$439	\$490	\$541
35%	\$345	\$370	\$443	\$512	\$572	\$631
40%	\$395	\$423	\$507	\$586	\$654	\$721
45%	\$444	\$475	\$570	\$659	\$735	\$811
50%	\$493	\$528	\$633	\$732	\$817	\$901
55%	\$543	\$581	\$697	\$805	\$899	\$992
60%	\$592	\$634	\$760	\$879	\$981	\$1,082
80%	\$790	\$846	\$1,014	\$1,172	\$1,308	\$1,443

Rents based on Actual Income Limits 2012						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$311	\$333	\$399	\$462	\$515	\$568
35%	\$363	\$388	\$466	\$539	\$601	\$663
40%	\$415	\$444	\$533	\$616	\$687	\$758
45%	\$466	\$500	\$599	\$693	\$772	\$853
50%	\$518	\$555	\$666	\$770	\$858	\$948
55%	\$570	\$611	\$732	\$847	\$944	\$1,042
60%	\$622	\$666	\$799	\$924	\$1,030	\$1,137
80%	\$830	\$889	\$1,066	\$1,232	\$1,374	\$1,517

Rents based on HERA Special Income Limits 2015						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$311	\$333	\$399	\$462	\$515	\$568
35%	\$363	\$388	\$466	\$539	\$601	\$663
40%	\$415	\$444	\$533	\$616	\$687	\$758
45%	\$466	\$500	\$599	\$693	\$772	\$853
50%	\$518	\$555	\$666	\$770	\$858	\$948
55%	\$570	\$611	\$732	\$847	\$944	\$1,042
60%	\$622	\$666	\$799	\$924	\$1,030	\$1,137
80%	\$830	\$889	\$1,066	\$1,232	\$1,374	\$1,517

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>
 Not all of Lane 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 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.