



Texas Department of Housing and Community Affairs

Rent and Income Limits¹ (As of 3/19/2015)

Project: **VILLAS OF LANCASTER**

Instructions:

- (1) Choose the county in which your project is located.
- (2) If your project is located within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the "Not Listed" option.
- (3) Please select the financing applicable for your project. Units financed with HOME, NSP, or tax exempt bonds and 4% tax credits are not eligible to use the National Non-Metro limits.
- (4) Choose the date the first building in the project (as defined on line 8b of the 8609) was placed in service or for Housing Trust Fund, the date of your LURA. For HOME or NSP, select "N/A."
- (5) Select the date based on the execution date of your property's Carryover Agreement, Determination Notice, Subaward Agreement Date. For Housing Trust Fund, select the date of your LURA. For HOME or NSP select "N/A." See footnote 3 for more details.

PLEASE COMPLETE ALL FIELDS.

- (1) County: Dallas
- (2) Place:² Lancaster
- (3) Financing: 9% Housing Tax Credits
- (4) Project PIS Date: Before 12-31-2008

INCOME LIMITS

2015 Area Median Income:

\$70,400

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$ 15,180	\$ 17,340	\$ 19,500	\$ 21,660	\$ 23,400	\$ 25,140	\$ 26,880	\$ 28,620
40	\$ 20,240	\$ 23,120	\$ 26,000	\$ 28,880	\$ 31,200	\$ 33,520	\$ 35,840	\$ 38,160
50	\$ 25,300	\$ 28,900	\$ 32,500	\$ 36,100	\$ 39,000	\$ 41,900	\$ 44,800	\$ 47,700
60	\$ 30,360	\$ 34,680	\$ 39,000	\$ 43,320	\$ 46,800	\$ 50,280	\$ 53,760	\$ 57,240
80	\$ 40,480	\$ 46,240	\$ 52,000	\$ 57,760	\$ 62,400	\$ 67,040	\$ 71,680	\$ 76,320
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

(5) Carryover / Determination Notice / Subaward Agreement Date:

Before 12-31-2008

RENT LIMITS

AMFI %	Number of Bedrooms					
	0	1	2	3	4	5
30	\$379	\$406	\$487	\$563	\$628	\$693
40	\$506	\$542	\$650	\$751	\$838	\$925
50	\$632	\$677	\$812	\$938	\$1,047	\$1,156
60	\$759	\$813	\$975	\$1,126	\$1,257	\$1,387
65						
80	\$1,012	\$1,084	\$1,300	\$1,502	\$1,676	\$1,850

1. This information is being provided to assist in the determining the rents and incomes applicable given a set of assumptions you select. You are encouraged to independently verify the results or contact the Department if you have concerns.
2. The "Place" field is used to determine whether the property is eligible to use the National Non-Metropolitan Median Income limits. Not all Places or Cities in Texas are shown. If you are located outside of the boundaries of a designated Place then select "Not Listed" even if your mailing address reflects the place name.
3. The 'Carryover / Determination Notice / Subaward Agreement Date' field is used to determine whether the property's gross rent floor is based upon a different set of income limits than those used to qualify tenants.
4. The 2015 Housing Tax Credit income limits are effective 3/6/2015. The 2014 NSP income limits are effective 12/2013. The Community Planning Division (CPD) of HUD released the 2014 HOME Program income limits effective 5/1/2014 and rent limits that are effective for all new leases and lease renewals after 5/1/2014. *An error was noted in the original posting of the Tool 4/30/2014 in the HOME Program income limits; this version of the tool contains corrected data*
5. For Housing Tax Credit project(s) that place in service or execute a Carryover Agreement within 45 days after HUD releases the MTSP Income limits where the newly released limits reflect a decrease, IRS Revenue Ruling 94-57 allows the owner to rely on either limit.