

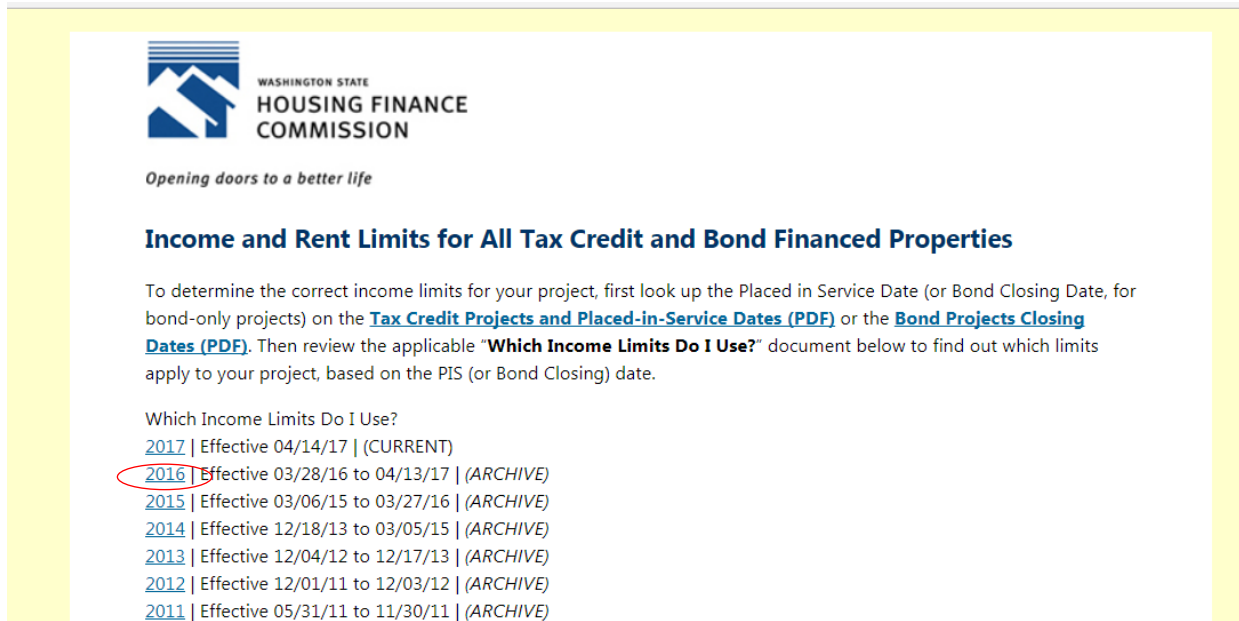
INSTRUCTIONS FOR FINDING YOUR PROPERTY'S APPLICABLE INCOME AND RENT LIMITS

Example Property:

Hamilton Park, #04-07

Skamania County, PIS date 7/1/2005

First open the "Which Income Limits Do I Use?" document. Determine which year you need to find limits for, then click on the link for the applicable year. For this first example, we're looking for limits that applied in 2016, so we'll open the "Which Income Limits Do I Use?" document dated **2016**:



The screenshot shows the Washington State Housing Finance Commission logo and the title "Income and Rent Limits for All Tax Credit and Bond Financed Properties". Below the title, there is a paragraph explaining how to determine the correct income limits based on the Placed in Service Date or Bond Closing Date. A list of "Which Income Limits Do I Use?" links is provided, with the 2016 link circled in red.

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Income and Rent Limits for All Tax Credit and Bond Financed Properties

To determine the correct income limits for your project, first look up the Placed in Service Date (or Bond Closing Date, for bond-only projects) on the [Tax Credit Projects and Placed-in-Service Dates \(PDF\)](#) or the [Bond Projects Closing Dates \(PDF\)](#). Then review the applicable "Which Income Limits Do I Use?" document below to find out which limits apply to your project, based on the PIS (or Bond Closing) date.

Which Income Limits Do I Use?

- [2017](#) | Effective 04/14/17 | (CURRENT)
- [2016](#) | Effective 03/28/16 to 04/13/17 | (ARCHIVE)
- [2015](#) | Effective 03/06/15 to 03/27/16 | (ARCHIVE)
- [2014](#) | Effective 12/18/13 to 03/05/15 | (ARCHIVE)
- [2013](#) | Effective 12/04/12 to 12/17/13 | (ARCHIVE)
- [2012](#) | Effective 12/01/11 to 12/03/12 | (ARCHIVE)
- [2011](#) | Effective 05/31/11 to 11/30/11 | (ARCHIVE)

In Skamania County, there are three different limit sets that could apply, depending on the project's placed in service date. Based on Hamilton Park's PIS date, we can see that the correct limit set is the **2016 HERA** limit set:

Which Income Limit should I use? Effective 3/28/2016 to 04/13/2017

Skamania County, Washington	
Placed In Service Date	Which Limit to Use
On or before 12/31/2008	2016 HERA
1/1/2009 to 5/13/2010	2015 MTSP
5/14/2010 to 5/31/2011	2015 MTSP
6/1/2011 to 11/30/2011	2015 MTSP
12/01/2011 to 12/10/2012	2015 MTSP
12/11/2012 to 12/17/2013	2015 MTSP
12/18/2013 to 3/05/2015	2015 MTSP
3/06/2015 to 3/27/2016	2015 MTSP
3/28/2016 to Present	2016 MTSP

Now that we know we are looking for the **2016 HERA** limits, go back to the rent and income limits page and scroll down to the **Income/Rent Limits statewide chart** section:



The county map is temporarily unavailable.
Please see the Statewide Charts below to display limits for all counties.

Income limits statewide chart

Maximum Household Income for Bond and LIHTC Properties:

[2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#) | [2012](#) | [2011](#) | [2010](#) | [2009](#) | [2008](#)
[2007](#) | [2006](#) | [2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#)

Rent limits statewide chart

Maximum Household Rents for LIHTC Properties:

[2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#) | [2012](#) | [2011](#) | [2010](#) | [2009](#) | [2008](#)
[2007](#) | [2006](#) | [2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#)

[Utility Allowance Information](#)

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Under **Maximum Household Income for Bond and LIHTC Properties**, click on the link for **2016** and then scroll through the PDF document to find the income limit amounts for Skamania County:

30 %	\$15,420	\$17,610	\$19,800	\$21,990	\$23,760	\$25,530	\$27,270	\$29,040
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SKAMANIA (HERA) COUNTY
Income Limits by HOUSEHOLD SIZE
Effective: 3/28/16 To 4/13/17 (ARCHIVE)
Median Income for 2016: \$73,300

Set-Aside %	1 Person	2 People	3 People	4 People	5 People	6 People	7 People	8 People
80 %	\$41,680	\$47,600	\$53,520	\$59,440	\$64,240	\$68,960	\$73,760	\$78,480
60 %	\$31,260	\$35,700	\$40,140	\$44,580	\$48,180	\$51,720	\$55,320	\$58,860
50 %	\$26,050	\$29,750	\$33,450	\$37,150	\$40,150	\$43,100	\$46,100	\$49,050
45 %	\$23,445	\$26,775	\$30,105	\$33,435	\$36,135	\$38,790	\$41,490	\$44,145
40 %	\$20,840	\$23,800	\$26,760	\$29,720	\$32,120	\$34,480	\$36,880	\$39,240
35 %	\$18,235	\$20,825	\$23,415	\$26,005	\$28,105	\$30,170	\$32,270	\$34,335
30 %	\$15,630	\$17,850	\$20,070	\$22,290	\$24,090	\$25,860	\$27,660	\$29,430

SNOHOMISH COUNTY
Income Limits by HOUSEHOLD SIZE

Then click on the **2016** link under **Maximum Household Rents for Bond and LIHTC Properties** and scroll through that document to find the corresponding rent limits.

Let's look at a second example with the same property. In this example, we want to know what limits applied to the property in **2017**, so you would click on the "Which Income Limits Do I Use?" document dated **2017**:

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Income and Rent Limits for All Tax Credit and Bond Financed Properties

To determine the correct income limits for your project, first look up the Placed in Service Date (or Bond Closing Date, for bond-only projects) on the [Tax Credit Projects and Placed-in-Service Dates \(PDF\)](#) or the [Bond Projects Closing Dates \(PDF\)](#). Then review the applicable "Which Income Limits Do I Use?" document below to find out which limits apply to your project, based on the PIS (or Bond Closing) date.

Which Income Limits Do I Use?

- [2017](#) | Effective 04/14/17 | (CURRENT)
- [2016](#) | Effective 03/28/16 to 04/13/17 | (ARCHIVE)
- [2015](#) | Effective 03/06/15 to 03/27/16 | (ARCHIVE)
- [2014](#) | Effective 12/18/13 to 03/05/15 | (ARCHIVE)
- [2013](#) | Effective 12/04/12 to 12/17/13 | (ARCHIVE)
- [2012](#) | Effective 12/01/11 to 12/03/12 | (ARCHIVE)
- [2011](#) | Effective 05/31/11 to 11/30/11 | (ARCHIVE)

In 2017, there are two different limit sets that could apply, based on PIS date. Given Hamilton Park's PIS date of 7/1/2005, we can see that the applicable limit set is the **2017 HERA** limits:

Which Income Limit should I use?
Effective 04/14/17 (Current)

Skamania County, Washington	
Placed In Service Date	Limit to use:
On or before 12/31/2008	2017 HERA
1/1/2009 to 5/13/2010	2017 MTSP
5/14/2010 to 5/31/2011	2017 MTSP
6/1/2011 to 11/30/2011	2017 MTSP
12/01/2011 to 12/10/2012	2017 MTSP
12/11/2012 to 12/17/2013	2017 MTSP
12/18/2013 to 3/05/2015	2017 MTSP
3/06/2015 to 3/27/2016	2017 MTSP
3/28/2016 to 4/14/2017	2017 MTSP

Now that we know we are looking for the **2017 HERA** limits, go back to the rent and income limits page and scroll down to the **Income/Rent Limits statewide chart** section:



The county map is temporarily unavailable.
Please see the Statewide Charts below to display limits for all counties.

Income limits statewide chart

Maximum Household Income for Bond and LIHTC Properties:

- [2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#) | [2012](#) | [2011](#) | [2010](#) | [2009](#) | [2008](#)
- [2007](#) | [2006](#) | [2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#)

Rent limits statewide chart

Maximum Household Rents for LIHTC Properties:

- [2017](#) | [2016](#) | [2015](#) | [2014](#) | [2013](#) | [2012](#) | [2011](#) | [2010](#) | [2009](#) | [2008](#)
- [2007](#) | [2006](#) | [2005](#) | [2004](#) | [2003](#) | [2002](#) | [2001](#) | [2000](#) | [1999](#)

[Utility Allowance Information](#)

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Under **Maximum Household Income for Bond and LIHTC Properties**, now click on the link for **2017** and then scroll through the PDF document to find the income limit amounts for Skamania County. Then click on the **2017** link under **Maximum Household Rents for Bond and LIHTC Properties** and scroll through that document to find the corresponding rent limits:

40 %	\$523	\$560	\$673	\$777	\$867	\$957
35 %	\$457	\$490	\$588	\$679	\$758	\$837
30 %	\$392	\$420	\$504	\$582	\$650	\$717

SKAMANIA (HERA) COUNTY

Rent Limits (by Unit Size)

Effective: 4/14/17 (CURRENT)

Median Income for 2017: \$74,700

Set-Aside %	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
60 %	\$789	\$845	\$1,014	\$1,172	\$1,308	\$1,443

<http://wshfc.org/limits/AllCountyUnitSize.aspx?Year=2017>

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WSHFC - All County Rent Limits

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50 %	\$657	\$704	\$845	\$976	\$1,090	\$1,202
45 %	\$591	\$633	\$760	\$879	\$981	\$1,082
40 %	\$526	\$563	\$676	\$781	\$872	\$962
35 %	\$460	\$493	\$591	\$683	\$763	\$841
30 %	\$394	\$422	\$507	\$586	\$654	\$721

SNOHOMISH COUNTY

Rent Limits (by Unit Size)