



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Wasco County, Oregon



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

http://www.huduser.org/datasets/il/index_mtsp.html

Actual 2009 Median	\$53,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$53,800	<i>(applies to projects in existence before January 1, 2009)</i>

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)

YES Wasco 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--

<p>Did the project exist* in 2008?</p> <p>-- If it's a 4% Tax Credit Project Use: HERA Special Incomes 2009</p> <p>-- If it's a 9% Tax Credit Project Use: HERA Special Incomes 2009</p>	<p>Did the project NOT exist* in 2008?</p> <p>-- If it's a 4% Tax Credit Project Use: Actual Incomes 2009</p> <p>-- If it's a 9% Tax Credit Project Use: Actual Incomes 2009</p>
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Actual Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,130	\$12,720	\$14,310	\$15,900	\$17,160	\$18,450	\$19,710	\$21,000
35%	\$12,985	\$14,840	\$16,695	\$18,550	\$20,020	\$21,525	\$22,995	\$24,500
40%	\$14,840	\$16,960	\$19,080	\$21,200	\$22,880	\$24,600	\$26,280	\$28,000
45%	\$16,695	\$19,080	\$21,465	\$23,850	\$25,740	\$27,675	\$29,565	\$31,500
50%	\$18,550	\$21,200	\$23,850	\$26,500	\$28,600	\$30,750	\$32,850	\$35,000
55%	\$20,405	\$23,320	\$26,235	\$29,150	\$31,460	\$33,825	\$36,135	\$38,500
60%	\$22,260	\$25,440	\$28,620	\$31,800	\$34,320	\$36,900	\$39,420	\$42,000
80%	\$29,680	\$33,920	\$38,160	\$42,400	\$45,760	\$49,200	\$52,560	\$56,000

HERA Special Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,310	\$12,900	\$14,520	\$16,140	\$17,430	\$18,720	\$20,010	\$21,300
35%	\$13,195	\$15,050	\$16,940	\$18,830	\$20,335	\$21,840	\$23,345	\$24,850
40%	\$15,080	\$17,200	\$19,360	\$21,520	\$23,240	\$24,960	\$26,680	\$28,400
45%	\$16,965	\$19,350	\$21,780	\$24,210	\$26,145	\$28,080	\$30,015	\$31,950
50%	\$18,850	\$21,500	\$24,200	\$26,900	\$29,050	\$31,200	\$33,350	\$35,500
55%	\$20,735	\$23,650	\$26,620	\$29,590	\$31,955	\$34,320	\$36,685	\$39,050
60%	\$22,620	\$25,800	\$29,040	\$32,280	\$34,860	\$37,440	\$40,020	\$42,600
80%	\$30,160	\$34,400	\$38,720	\$43,040	\$46,480	\$49,920	\$53,360	\$56,800

Ntnl Non-Metro Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,770	\$12,300	\$13,860	\$15,390	\$16,620	\$17,850	\$19,080	\$20,310
35%	\$12,565	\$14,350	\$16,170	\$17,955	\$19,390	\$20,825	\$22,260	\$23,695
40%	\$14,360	\$16,400	\$18,480	\$20,520	\$22,160	\$23,800	\$25,440	\$27,080
45%	\$16,155	\$18,450	\$20,790	\$23,085	\$24,930	\$26,775	\$28,620	\$30,465
50%	\$17,950	\$20,500	\$23,100	\$25,650	\$27,700	\$29,750	\$31,800	\$33,850
55%	\$19,745	\$22,550	\$25,410	\$28,215	\$30,470	\$32,725	\$34,980	\$37,235
60%	\$21,540	\$24,600	\$27,720	\$30,780	\$33,240	\$35,700	\$38,160	\$40,620
80%	\$28,720	\$32,800	\$36,960	\$41,040	\$44,320	\$47,600	\$50,880	\$54,160

Notes:

* Exist - defined by OHCS as the project's placed-in-service (PIS) date. Multiple building projects will be considered "in existence" provided at least one building was PIS during the affected year. Please note that this definition may be subject to change upon later IRS and/or HUD clarification.

The incomes listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of March 19, 2009). Further clarification of these limits is possible and may lead to additional changes.



2009 -- Rents for LIHTC & Tax-Exempt Bonds Wasco County, Oregon



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

http://www.huduser.org/datasets/il/index_mtsp.html

Actual 2009 Median	\$53,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$53,800	<i>(applies to projects in existence before January 1, 2009)</i>

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)

YES Wasco 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 exist* in 2008?

- If it's a 4% Tax Credit Project
Use: HERA Special Incomes 2009
- If it's a 9% Tax Credit Project
Use: HERA Special Incomes 2009

Did the project NOT exist* in 2008?

- If it's a 4% Tax Credit Project
Use: Actual Incomes 2009
- If it's a 9% Tax Credit Project
Use: Actual Incomes 2009

Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$278	\$298	\$357	\$413	\$461	\$508
35%	\$324	\$347	\$417	\$482	\$538	\$593
40%	\$371	\$397	\$477	\$551	\$615	\$678
45%	\$417	\$447	\$536	\$619	\$691	\$763
50%	\$463	\$496	\$596	\$688	\$768	\$848
55%	\$510	\$546	\$655	\$757	\$845	\$932
60%	\$556	\$596	\$715	\$826	\$922	\$1,017
80%	\$742	\$795	\$954	\$1,102	\$1,230	\$1,357

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$282	\$302	\$363	\$419	\$468	\$516
35%	\$329	\$353	\$423	\$489	\$546	\$602
40%	\$377	\$403	\$484	\$559	\$624	\$688
45%	\$424	\$453	\$544	\$629	\$702	\$774
50%	\$471	\$504	\$605	\$699	\$780	\$860
55%	\$518	\$554	\$665	\$769	\$858	\$946
60%	\$565	\$605	\$726	\$839	\$936	\$1,032
80%	\$754	\$807	\$968	\$1,119	\$1,248	\$1,377

Rents based on Ntnl Non-Metro Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$269	\$288	\$346	\$400	\$446	\$492
35%	\$314	\$336	\$404	\$466	\$520	\$574
40%	\$359	\$384	\$462	\$533	\$595	\$656
45%	\$403	\$432	\$519	\$600	\$669	\$738
50%	\$448	\$480	\$577	\$666	\$743	\$820
55%	\$493	\$528	\$635	\$733	\$818	\$902
60%	\$538	\$576	\$693	\$800	\$892	\$984
80%	\$718	\$769	\$924	\$1,067	\$1,190	\$1,313

Notes:

* Exist - defined by OHCS as the project's placed-in-service (PIS) date. Multiple building projects will be considered "in existence" provided at least one building was PIS during the affected year. Please note that this definition may be subject to change upon later IRS and/or HUD clarification.

The rents listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of March 19, 2009). Further clarification of these rents is possible and may lead to additional changes.

Utility Allowances must be deducted from these rents to achieve the maximum tenant rents allowed.