



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Deschutes 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	\$63,500	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$64,200	<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)

Not All Deschutes County is considered urban within it's major cities, to verify your address and 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%	\$13,350	\$15,240	\$17,160	\$19,050	\$20,580	\$22,110	\$23,610	\$25,140
35%	\$15,575	\$17,780	\$20,020	\$22,225	\$24,010	\$25,795	\$27,545	\$29,330
40%	\$17,800	\$20,320	\$22,880	\$25,400	\$27,440	\$29,480	\$31,480	\$33,520
45%	\$20,025	\$22,860	\$25,740	\$28,575	\$30,870	\$33,165	\$35,415	\$37,710
50%	\$22,250	\$25,400	\$28,600	\$31,750	\$34,300	\$36,850	\$39,350	\$41,900
55%	\$24,475	\$27,940	\$31,460	\$34,925	\$37,730	\$40,535	\$43,285	\$46,090
60%	\$26,700	\$30,480	\$34,320	\$38,100	\$41,160	\$44,220	\$47,220	\$50,280
80%	\$35,600	\$40,640	\$45,760	\$50,800	\$54,880	\$58,960	\$62,960	\$67,040

HERA Special Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$13,470	\$15,420	\$17,340	\$19,260	\$20,790	\$22,350	\$23,880	\$25,410
35%	\$15,715	\$17,990	\$20,230	\$22,470	\$24,255	\$26,075	\$27,860	\$29,645
40%	\$17,960	\$20,560	\$23,120	\$25,680	\$27,720	\$29,800	\$31,840	\$33,880
45%	\$20,205	\$23,130	\$26,010	\$28,890	\$31,185	\$33,525	\$35,820	\$38,115
50%	\$22,450	\$25,700	\$28,900	\$32,100	\$34,650	\$37,250	\$39,800	\$42,350
55%	\$24,695	\$28,270	\$31,790	\$35,310	\$38,115	\$40,975	\$43,780	\$46,585
60%	\$26,940	\$30,840	\$34,680	\$38,520	\$41,580	\$44,700	\$47,760	\$50,820
80%	\$35,920	\$41,120	\$46,240	\$51,360	\$55,440	\$59,600	\$63,680	\$67,760

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 Deschutes 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	\$63,500	
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2009 HERA Special Median	\$64,200	<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)

Not All Deschutes County is considered urban within it's major cities, to verify your address and 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%	\$333	\$357	\$429	\$495	\$552	\$609
35%	\$389	\$416	\$500	\$577	\$644	\$710
40%	\$445	\$476	\$572	\$660	\$737	\$812
45%	\$500	\$536	\$643	\$743	\$829	\$914
50%	\$556	\$595	\$715	\$825	\$921	\$1,015
55%	\$611	\$655	\$786	\$908	\$1,013	\$1,117
60%	\$667	\$714	\$858	\$990	\$1,105	\$1,218
80%	\$890	\$953	\$1,144	\$1,321	\$1,474	\$1,625

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$336	\$361	\$433	\$500	\$558	\$616
35%	\$392	\$421	\$505	\$584	\$651	\$718
40%	\$449	\$481	\$578	\$667	\$745	\$821
45%	\$505	\$541	\$650	\$750	\$838	\$924
50%	\$561	\$601	\$722	\$834	\$931	\$1,026
55%	\$617	\$662	\$794	\$917	\$1,024	\$1,129
60%	\$673	\$722	\$867	\$1,001	\$1,117	\$1,232
80%	\$898	\$963	\$1,156	\$1,335	\$1,490	\$1,643

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:

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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.