



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Hood River 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	\$52,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$52,700	<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

Hood River 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--

Did the project exist* in 2008?	Did the project NOT exist* in 2008?
<i>-- If it's a 4% Tax Credit Project</i>	<i>-- If it's a 4% Tax Credit Project</i>
<i>Use: HERA Special Incomes 2009</i>	<i>Use: Actual Incomes 2009</i>
<i>-- If it's a 9% Tax Credit Project</i>	<i>-- If it's a 9% Tax Credit Project</i>
<i>Use: HERA Special Incomes 2009</i>	<i>Use: Actual Incomes 2009</i>

Actual Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,920	\$12,480	\$14,040	\$15,600	\$16,860	\$18,090	\$19,350	\$20,580
35%	\$12,740	\$14,560	\$16,380	\$18,200	\$19,670	\$21,105	\$22,575	\$24,010
40%	\$14,560	\$16,640	\$18,720	\$20,800	\$22,480	\$24,120	\$25,800	\$27,440
45%	\$16,380	\$18,720	\$21,060	\$23,400	\$25,290	\$27,135	\$29,025	\$30,870
50%	\$18,200	\$20,800	\$23,400	\$26,000	\$28,100	\$30,150	\$32,250	\$34,300
55%	\$20,020	\$22,880	\$25,740	\$28,600	\$30,910	\$33,165	\$35,475	\$37,730
60%	\$21,840	\$24,960	\$28,080	\$31,200	\$33,720	\$36,180	\$38,700	\$41,160
80%	\$29,120	\$33,280	\$37,440	\$41,600	\$44,960	\$48,240	\$51,600	\$54,880

HERA Special Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,070	\$12,660	\$14,220	\$15,810	\$17,070	\$18,330	\$19,590	\$20,880
35%	\$12,915	\$14,770	\$16,590	\$18,445	\$19,915	\$21,385	\$22,855	\$24,360
40%	\$14,760	\$16,880	\$18,960	\$21,080	\$22,760	\$24,440	\$26,120	\$27,840
45%	\$16,605	\$18,990	\$21,330	\$23,715	\$25,605	\$27,495	\$29,385	\$31,320
50%	\$18,450	\$21,100	\$23,700	\$26,350	\$28,450	\$30,550	\$32,650	\$34,800
55%	\$20,295	\$23,210	\$26,070	\$28,985	\$31,295	\$33,605	\$35,915	\$38,280
60%	\$22,140	\$25,320	\$28,440	\$31,620	\$34,140	\$36,660	\$39,180	\$41,760
80%	\$29,520	\$33,760	\$37,920	\$42,160	\$45,520	\$48,880	\$52,240	\$55,680

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 Hood River 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	\$52,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$52,700	<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 Hood River 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%	\$273	\$292	\$351	\$405	\$452	\$499
35%	\$318	\$341	\$409	\$473	\$527	\$582
40%	\$364	\$390	\$468	\$541	\$603	\$665
45%	\$409	\$438	\$526	\$608	\$678	\$748
50%	\$455	\$487	\$585	\$676	\$753	\$831
55%	\$500	\$536	\$643	\$743	\$829	\$915
60%	\$546	\$585	\$702	\$811	\$904	\$998
80%	\$728	\$780	\$936	\$1,082	\$1,206	\$1,331

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$276	\$296	\$355	\$411	\$458	\$505
35%	\$322	\$346	\$414	\$479	\$534	\$590
40%	\$369	\$395	\$474	\$548	\$611	\$674
45%	\$415	\$444	\$533	\$616	\$687	\$758
50%	\$461	\$494	\$592	\$685	\$763	\$843
55%	\$507	\$543	\$651	\$753	\$840	\$927
60%	\$553	\$593	\$711	\$822	\$916	\$1,011
80%	\$738	\$791	\$948	\$1,096	\$1,222	\$1,349

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.