



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Polk 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	\$58,200	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$58,800	<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)

Not All Polk 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--

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								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$12,210	\$13,980	\$15,720	\$17,460	\$18,870	\$20,250	\$21,660	\$23,040
35%	\$14,245	\$16,310	\$18,340	\$20,370	\$22,015	\$23,625	\$25,270	\$26,880
40%	\$16,280	\$18,640	\$20,960	\$23,280	\$25,160	\$27,000	\$28,880	\$30,720
45%	\$18,315	\$20,970	\$23,580	\$26,190	\$28,305	\$30,375	\$32,490	\$34,560
50%	\$20,350	\$23,300	\$26,200	\$29,100	\$31,450	\$33,750	\$36,100	\$38,400
55%	\$22,385	\$25,630	\$28,820	\$32,010	\$34,595	\$37,125	\$39,710	\$42,240
60%	\$24,420	\$27,960	\$31,440	\$34,920	\$37,740	\$40,500	\$43,320	\$46,080
80%	\$32,560	\$37,280	\$41,920	\$46,560	\$50,320	\$54,000	\$57,760	\$61,440

HERA Special Income Limits 2009								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$12,360	\$14,100	\$15,870	\$17,640	\$19,050	\$20,460	\$21,870	\$23,280
35%	\$14,420	\$16,450	\$18,515	\$20,580	\$22,225	\$23,870	\$25,515	\$27,160
40%	\$16,480	\$18,800	\$21,160	\$23,520	\$25,400	\$27,280	\$29,160	\$31,040
45%	\$18,540	\$21,150	\$23,805	\$26,460	\$28,575	\$30,690	\$32,805	\$34,920
50%	\$20,600	\$23,500	\$26,450	\$29,400	\$31,750	\$34,100	\$36,450	\$38,800
55%	\$22,660	\$25,850	\$29,095	\$32,340	\$34,925	\$37,510	\$40,095	\$42,680
60%	\$24,720	\$28,200	\$31,740	\$35,280	\$38,100	\$40,920	\$43,740	\$46,560
80%	\$32,960	\$37,600	\$42,320	\$47,040	\$50,800	\$54,560	\$58,320	\$62,080

Ntnl Non-Metro Income Limits 2009								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
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 Polk County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

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Actual 2009 Median	\$58,200	
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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)

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<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?	Did the project NOT exist* in 2008?
<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>-- 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>

Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$305	\$327	\$393	\$454	\$506	\$558
35%	\$356	\$381	\$458	\$529	\$590	\$651
40%	\$407	\$436	\$524	\$605	\$675	\$745
45%	\$457	\$491	\$589	\$681	\$759	\$838
50%	\$508	\$545	\$655	\$756	\$843	\$931
55%	\$559	\$600	\$720	\$832	\$928	\$1,024
60%	\$610	\$654	\$786	\$908	\$1,012	\$1,117
80%	\$814	\$873	\$1,048	\$1,211	\$1,350	\$1,490

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$309	\$330	\$396	\$458	\$511	\$564
35%	\$360	\$385	\$462	\$535	\$596	\$658
40%	\$412	\$441	\$529	\$611	\$682	\$752
45%	\$463	\$496	\$595	\$687	\$767	\$846
50%	\$515	\$551	\$661	\$764	\$852	\$940
55%	\$566	\$606	\$727	\$840	\$937	\$1,034
60%	\$618	\$661	\$793	\$917	\$1,023	\$1,128
80%	\$824	\$882	\$1,058	\$1,223	\$1,364	\$1,505

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.