2009 -- Income Limits for LIHTC & Tax-Exempt Bonds

Clackamas 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	$70,000	
Ntnl Non-Metro 2009 Median	$51,300	*(applies to 9% credits only in non-metro areas)*
2009 HERA Special Median	**$70,400**	*(applies to projects in existence before January 1, 2009)*

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

Actual Income Limits 2009

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	$14,700	$16,800	$18,900	$21,000	$22,680	$24,360	$26,040	$27,720
35%	$17,150	$19,600	$22,050	$24,500	$26,460	$28,420	$30,380	$32,340
40%	$19,600	$22,400	$25,200	$28,000	$30,240	$32,480	$34,720	$36,960
45%	$22,050	$25,200	$28,350	$31,500	$34,020	$36,540	$39,060	$41,580
50%	**$24,500**	**$28,000**	**$31,500**	**$35,000**	**$37,800**	**$40,600**	**$43,400**	**$46,200**
55%	$26,950	$30,800	$34,650	$38,500	$41,580	$44,660	$47,740	$50,820
60%	$29,400	$33,600	$37,800	$42,000	$45,360	$48,720	$52,080	$55,440
80%	$39,200	$44,800	$50,400	$56,000	$60,480	$64,960	$69,440	$73,920

HERA Special Income Limits 2009

% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	$14,790	$16,890	$19,020	$21,120	$22,800	$24,510	$26,190	$27,870
35%	$17,255	$19,705	$22,190	$24,640	$26,600	$28,595	$30,555	$32,515
40%	$19,720	$22,520	$25,360	$28,160	$30,400	$32,680	$34,920	$37,160
45%	$22,185	$25,335	$28,530	$31,680	$34,200	$36,765	$39,285	$41,805
50%	**$24,650**	**$28,150**	**$31,700**	**$35,200**	**$38,000**	**$40,850**	**$43,650**	**$46,450**
55%	$27,115	$30,965	$34,870	$38,720	$41,800	$44,935	$48,015	$51,095
60%	$29,580	$33,780	$38,040	$42,240	$45,600	$49,020	$52,380	$55,740
80%	$39,440	$45,040	$50,720	$56,320	$60,800	$65,360	$69,840	$74,320

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 existance" 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.

OHCS, 4/3/09

2009 -- Rents for LIHTC & Tax-Exempt Bonds

Clackamas 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	$70,000	
Ntnl Non-Metro 2009 Median	$51,300	*(applies to 9% credits only in non-metro areas)*
2009 HERA Special Median	**$70,400**	*(applies to projects in existence before January 1, 2009)*

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 Clackamas 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?	Did the project NOT exist* in 2008?
-- If it's a 4% Tax Credit Project	-- If it's a 4% Tax Credit Project
Use: HERA Special Incomes 2009	*Use: Actual Incomes 2009*
-- If it's a 9% Tax Credit Project	-- If it's a 9% Tax Credit Project
Use: HERA Special Incomes 2009	*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%	$367	$393	$472	$546	$609	$672
35%	$428	$459	$551	$637	$710	$784
40%	$490	$525	$630	$728	$812	$896
45%	$551	$590	$708	$819	$913	$1,008
50%	**$612**	**$656**	**$787**	**$910**	**$1,015**	**$1,120**
55%	$673	$721	$866	$1,001	$1,116	$1,232
60%	$735	$787	$945	$1,092	$1,218	$1,344
80%	$980	$1,050	$1,260	$1,456	$1,624	$1,792

Rents based on HERA Special Income Limits 2009

% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	$369	$396	$475	$549	$612	$675
35%	$431	$462	$554	$640	$714	$788
40%	$493	$528	$634	$732	$817	$901
45%	$554	$594	$713	$823	$919	$1,013
50%	**$616**	**$660**	**$792**	**$915**	**$1,021**	**$1,126**
55%	$677	$726	$871	$1,006	$1,123	$1,238
60%	$739	$792	$951	$1,098	$1,225	$1,351
80%	$986	$1,056	$1,268	$1,464	$1,634	$1,802

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 existance" 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.

OHCS, 4/3/09