



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



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

[http://www.huduser.org/datasets/il/index\\_mtsp.html](http://www.huduser.org/datasets/il/index_mtsp.html)

Actual 2009 Median	\$55,600	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
<b>2009 HERA Special Median</b>	<b>\$55,900</b>	<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**

Clatsop 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>

<b>Actual Income Limits 2009</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,670	\$13,350	\$15,000	\$16,680	\$18,000	\$19,350	\$20,670	\$22,020
35%	\$13,615	\$15,575	\$17,500	\$19,460	\$21,000	\$22,575	\$24,115	\$25,690
40%	\$15,560	\$17,800	\$20,000	\$22,240	\$24,000	\$25,800	\$27,560	\$29,360
45%	\$17,505	\$20,025	\$22,500	\$25,020	\$27,000	\$29,025	\$31,005	\$33,030
<b>50%</b>	<b>\$19,450</b>	<b>\$22,250</b>	<b>\$25,000</b>	<b>\$27,800</b>	<b>\$30,000</b>	<b>\$32,250</b>	<b>\$34,450</b>	<b>\$36,700</b>
55%	\$21,395	\$24,475	\$27,500	\$30,580	\$33,000	\$35,475	\$37,895	\$40,370
60%	\$23,340	\$26,700	\$30,000	\$33,360	\$36,000	\$38,700	\$41,340	\$44,040
80%	\$31,120	\$35,600	\$40,000	\$44,480	\$48,000	\$51,600	\$55,120	\$58,720

<b>HERA Special Income Limits 2009</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
30%	\$11,730	\$13,410	\$15,090	\$16,770	\$18,120	\$19,440	\$20,790	\$22,140
35%	\$13,685	\$15,645	\$17,605	\$19,565	\$21,140	\$22,680	\$24,255	\$25,830
40%	\$15,640	\$17,880	\$20,120	\$22,360	\$24,160	\$25,920	\$27,720	\$29,520
45%	\$17,595	\$20,115	\$22,635	\$25,155	\$27,180	\$29,160	\$31,185	\$33,210
<b>50%</b>	<b>\$19,550</b>	<b>\$22,350</b>	<b>\$25,150</b>	<b>\$27,950</b>	<b>\$30,200</b>	<b>\$32,400</b>	<b>\$34,650</b>	<b>\$36,900</b>
55%	\$21,505	\$24,585	\$27,665	\$30,745	\$33,220	\$35,640	\$38,115	\$40,590
60%	\$23,460	\$26,820	\$30,180	\$33,540	\$36,240	\$38,880	\$41,580	\$44,280
80%	\$31,280	\$35,760	\$40,240	\$44,720	\$48,320	\$51,840	\$55,440	\$59,040

<b>Ntnl Non-Metro Income Limits 2009</b>								
<b>% MFI</b>	<b>1 Pers</b>	<b>2 Pers</b>	<b>3 Pers</b>	<b>4 Pers</b>	<b>5 Pers</b>	<b>6 Pers</b>	<b>7 Pers</b>	<b>8 Pers</b>
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
<b>50%</b>	<b>\$17,950</b>	<b>\$20,500</b>	<b>\$23,100</b>	<b>\$25,650</b>	<b>\$27,700</b>	<b>\$29,750</b>	<b>\$31,800</b>	<b>\$33,850</b>
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 Clatsop County, Oregon



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

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Actual 2009 Median	\$55,600	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
<b>2009 HERA Special Median</b>	<b>\$55,900</b>	<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** Clatsop 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

<b>Rents based on Actual Income Limits 2009</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$291	\$312	\$375	\$433	\$483	\$533
35%	\$340	\$364	\$437	\$505	\$564	\$622
40%	\$389	\$417	\$500	\$578	\$645	\$711
45%	\$437	\$469	\$562	\$650	\$725	\$800
<b>50%</b>	<b>\$486</b>	<b>\$521</b>	<b>\$625</b>	<b>\$722</b>	<b>\$806</b>	<b>\$889</b>
55%	\$534	\$573	\$687	\$794	\$886	\$978
60%	\$583	\$625	\$750	\$867	\$967	\$1,067
80%	\$778	\$834	\$1,000	\$1,156	\$1,290	\$1,423

<b>Rents based on HERA Special Income Limits 2009</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
30%	\$293	\$314	\$377	\$436	\$486	\$536
35%	\$342	\$366	\$440	\$508	\$567	\$626
40%	\$391	\$419	\$503	\$581	\$648	\$715
45%	\$439	\$471	\$565	\$654	\$729	\$804
<b>50%</b>	<b>\$488</b>	<b>\$523</b>	<b>\$628</b>	<b>\$726</b>	<b>\$810</b>	<b>\$894</b>
55%	\$537	\$576	\$691	\$799	\$891	\$983
60%	\$586	\$628	\$754	\$872	\$972	\$1,073
80%	\$782	\$838	\$1,006	\$1,163	\$1,296	\$1,431

<b>Rents based on Ntnl Non-Metro Income Limits 2009</b>						
<b>% MFI</b>	<b>0 Bdrm</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>5 Bdrm</b>
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
<b>50%</b>	<b>\$448</b>	<b>\$480</b>	<b>\$577</b>	<b>\$666</b>	<b>\$743</b>	<b>\$820</b>
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.