



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



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

http://www.huduser.org/datasets/il/index_mtsp.html

Actual 2009 Median	\$50,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$51,200	<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)

YES

Malheur 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: Ntnl Non-Metro Median Incomes 2009</i>	<i>Use: Ntnl Non-Metro Median 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%	\$10,500	\$12,000	\$13,500	\$15,000	\$16,200	\$17,400	\$18,600	\$19,800
35%	\$12,250	\$14,000	\$15,750	\$17,500	\$18,900	\$20,300	\$21,700	\$23,100
40%	\$14,000	\$16,000	\$18,000	\$20,000	\$21,600	\$23,200	\$24,800	\$26,400
45%	\$15,750	\$18,000	\$20,250	\$22,500	\$24,300	\$26,100	\$27,900	\$29,700
50%	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000
55%	\$19,250	\$22,000	\$24,750	\$27,500	\$29,700	\$31,900	\$34,100	\$36,300
60%	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
80%	\$28,000	\$32,000	\$36,000	\$40,000	\$43,200	\$46,400	\$49,600	\$52,800

HERA Special Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,740	\$12,300	\$13,830	\$15,360	\$16,590	\$17,820	\$19,050	\$20,280
35%	\$12,530	\$14,350	\$16,135	\$17,920	\$19,355	\$20,790	\$22,225	\$23,660
40%	\$14,320	\$16,400	\$18,440	\$20,480	\$22,120	\$23,760	\$25,400	\$27,040
45%	\$16,110	\$18,450	\$20,745	\$23,040	\$24,885	\$26,730	\$28,575	\$30,420
50%	\$17,900	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
55%	\$19,690	\$22,550	\$25,355	\$28,160	\$30,415	\$32,670	\$34,925	\$37,180
60%	\$21,480	\$24,600	\$27,660	\$30,720	\$33,180	\$35,640	\$38,100	\$40,560
80%	\$28,640	\$32,800	\$36,880	\$40,960	\$44,240	\$47,520	\$50,800	\$54,080

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 Malheur 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	\$50,000	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$51,200	<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)

YES Malheur 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: Ntnl Non-Metro Median 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: Ntnl Non-Metro Median Incomes 2009

Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$262	\$281	\$337	\$390	\$435	\$480
35%	\$306	\$328	\$393	\$455	\$507	\$560
40%	\$350	\$375	\$450	\$520	\$580	\$640
45%	\$393	\$421	\$506	\$585	\$652	\$720
50%	\$437	\$468	\$562	\$650	\$725	\$800
55%	\$481	\$515	\$618	\$715	\$797	\$880
60%	\$525	\$562	\$675	\$780	\$870	\$960
80%	\$700	\$750	\$900	\$1,040	\$1,160	\$1,280

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$268	\$288	\$345	\$399	\$445	\$491
35%	\$313	\$336	\$403	\$465	\$519	\$573
40%	\$358	\$384	\$461	\$532	\$594	\$655
45%	\$402	\$432	\$518	\$599	\$668	\$737
50%	\$447	\$480	\$576	\$665	\$742	\$819
55%	\$492	\$528	\$633	\$732	\$816	\$901
60%	\$537	\$576	\$691	\$798	\$891	\$983
80%	\$716	\$768	\$922	\$1,065	\$1,188	\$1,311

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.