



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Sherman 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	\$53,300
<i>Ntnl Non-Metro 2009 Median</i>	<i>\$51,300 (applies to 9% credits only in non-metro areas)</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 Sherman 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: Actual 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: Actual 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%	\$11,190	\$12,780	\$14,400	\$15,990	\$17,280	\$18,540	\$19,830	\$21,120
35%	\$13,055	\$14,910	\$16,800	\$18,655	\$20,160	\$21,630	\$23,135	\$24,640
40%	\$14,920	\$17,040	\$19,200	\$21,320	\$23,040	\$24,720	\$26,440	\$28,160
45%	\$16,785	\$19,170	\$21,600	\$23,985	\$25,920	\$27,810	\$29,745	\$31,680
50%	\$18,650	\$21,300	\$24,000	\$26,650	\$28,800	\$30,900	\$33,050	\$35,200
55%	\$20,515	\$23,430	\$26,400	\$29,315	\$31,680	\$33,990	\$36,355	\$38,720
60%	\$22,380	\$25,560	\$28,800	\$31,980	\$34,560	\$37,080	\$39,660	\$42,240
80%	\$29,840	\$34,080	\$38,400	\$42,640	\$46,080	\$49,440	\$52,880	\$56,320

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 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 Sherman 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	\$53,300
<i>Ntnl Non-Metro 2009 Median</i>	\$51,300 <i>(applies to 9% credits only in non-metro areas)</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 Sherman 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--

<p>Did the project exist* in 2008?</p> <p>-- If it's a 4% Tax Credit Project <i>Use: Actual Incomes 2009</i></p> <p>-- If it's a 9% Tax Credit Project <i>Use: Actual Incomes 2009</i></p>	<p>Did the project NOT exist* in 2008?</p> <p>-- If it's a 4% Tax Credit Project <i>Use: Actual Incomes 2009</i></p> <p>-- If it's a 9% Tax Credit Project <i>Use: Actual Incomes 2009</i></p>
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Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$279	\$299	\$360	\$415	\$463	\$511
35%	\$326	\$349	\$420	\$485	\$540	\$597
40%	\$373	\$399	\$480	\$554	\$618	\$682
45%	\$419	\$449	\$540	\$623	\$695	\$767
50%	\$466	\$499	\$600	\$693	\$772	\$853
55%	\$512	\$549	\$660	\$762	\$849	\$938
60%	\$559	\$599	\$720	\$831	\$927	\$1,023
80%	\$746	\$799	\$960	\$1,109	\$1,236	\$1,365

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.