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

# Wallowa 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** | *(applies to 9% credits only in non-metro areas)* |
| *2009 HERA Special Median* | $50,800 | *(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)

**YES** Wallowa 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?** |
|---|---|
| *-- 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: Ntnl Non-Metro Median Incomes 2009* | *Use: Ntnl Non-Metro Median Incomes 2009* |

**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% | $10,680 | $12,180 | $13,710 | $15,240 | $16,470 | $17,670 | $18,900 | $20,130 |
| 35% | $12,460 | $14,210 | $15,995 | $17,780 | $19,215 | $20,615 | $22,050 | $23,485 |
| 40% | $14,240 | $16,240 | $18,280 | $20,320 | $21,960 | $23,560 | $25,200 | $26,840 |
| 45% | $16,020 | $18,270 | $20,565 | $22,860 | $24,705 | $26,505 | $28,350 | $30,195 |
| **50%** | **$17,800** | **$20,300** | **$22,850** | **$25,400** | **$27,450** | **$29,450** | **$31,500** | **$33,550** |
| 55% | $19,580 | $22,330 | $25,135 | $27,940 | $30,195 | $32,395 | $34,650 | $36,905 |
| 60% | $21,360 | $24,360 | $27,420 | $30,480 | $32,940 | $35,340 | $37,800 | $40,260 |
| 80% | $28,480 | $32,480 | $36,560 | $40,640 | $43,920 | $47,120 | $50,400 | $53,680 |

**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

# Wallowa 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** | *(applies to 9% credits only in non-metro areas)* |
| *2009 HERA Special Median* | $50,800 | *(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)

**YES** Wallowa 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? | 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: Ntnl Non-Metro Median Incomes 2009* | *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% | $267 | $285 | $342 | $396 | $441 | $487 |
| 35% | $311 | $333 | $399 | $462 | $515 | $569 |
| 40% | $356 | $381 | $457 | $528 | $589 | $650 |
| 45% | $400 | $428 | $514 | $594 | $662 | $731 |
| **50%** | **$445** | **$476** | **$571** | **$660** | **$736** | **$813** |
| 55% | $489 | $523 | $628 | $726 | $809 | $894 |
| 60% | $534 | $571 | $685 | $792 | $883 | $975 |
| 80% | $712 | $762 | $914 | $1,057 | $1,178 | $1,301 |

**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