



## 2010 -- Income Limits for LIHTC & Tax-Exempt Bonds Jackson County, Oregon



For more detailed MTSP income limit information, please visit HUDs website:  
<http://www.huduser.org/portal/datasets/mtsp.html>

Actual 2010 Median	\$55,000	
Ntnl Non-Metro 2010 Median	\$51,600	<i>(applies to 9% credits only in non-metro areas)</i>
<b>2010 HERA Special Median</b>	<b>\$58,000</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)<sup>1</sup>

**Not All** Jackson 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 <sup>2</sup> in 2008? <i>-- If it's a 4% Tax Credit Project Use: HERA Special 2010 -- If it's a 9% Tax Credit Project Use: HERA Special 2010</i>	If NO, did it exist <sup>2</sup> : <b>Between Jan 1, 2009 - May 14th, 2010</b> <i>-- If it's a 4% Tax Credit Project Use: Actual Incomes 2010 -- If it's a 9% Tax Credit Project Use: Actual Incomes 2010</i>	If NO, did it exist <sup>2</sup> : <b>After May 14th 2010</b> <i>-- If it's a 4% Tax Credit Project Use: Actual Incomes 2010 -- If it's a 9% Tax Credit Project Use: Actual Incomes 2010</i>
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<b>Actual Income Limits 2010</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%	\$11,550	\$13,200	\$14,850	\$16,500	\$17,820	\$19,140	\$20,460	\$21,780
35%	\$13,475	\$15,400	\$17,325	\$19,250	\$20,790	\$22,330	\$23,870	\$25,410
40%	\$15,400	\$17,600	\$19,800	\$22,000	\$23,760	\$25,520	\$27,280	\$29,040
45%	\$17,325	\$19,800	\$22,275	\$24,750	\$26,730	\$28,710	\$30,690	\$32,670
<b>50%</b>	<b>\$19,250</b>	<b>\$22,000</b>	<b>\$24,750</b>	<b>\$27,500</b>	<b>\$29,700</b>	<b>\$31,900</b>	<b>\$34,100</b>	<b>\$36,300</b>
55%	\$21,175	\$24,200	\$27,225	\$30,250	\$32,670	\$35,090	\$37,510	\$39,930
60%	\$23,100	\$26,400	\$29,700	\$33,000	\$35,640	\$38,280	\$40,920	\$43,560
80%	\$30,800	\$35,200	\$39,600	\$44,000	\$47,520	\$51,040	\$54,560	\$58,080

<b>HERA Special Income Limits 2010</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%	\$12,180	\$13,920	\$15,660	\$17,400	\$18,780	\$20,190	\$21,570	\$22,980
35%	\$14,210	\$16,240	\$18,270	\$20,300	\$21,910	\$23,555	\$25,165	\$26,810
40%	\$16,240	\$18,560	\$20,880	\$23,200	\$25,040	\$26,920	\$28,760	\$30,640
45%	\$18,270	\$20,880	\$23,490	\$26,100	\$28,170	\$30,285	\$32,355	\$34,470
<b>50%</b>	<b>\$20,300</b>	<b>\$23,200</b>	<b>\$26,100</b>	<b>\$29,000</b>	<b>\$31,300</b>	<b>\$33,650</b>	<b>\$35,950</b>	<b>\$38,300</b>
55%	\$22,330	\$25,520	\$28,710	\$31,900	\$34,430	\$37,015	\$39,545	\$42,130
60%	\$24,360	\$27,840	\$31,320	\$34,800	\$37,560	\$40,380	\$43,140	\$45,960
80%	\$32,480	\$37,120	\$41,760	\$46,400	\$50,080	\$53,840	\$57,520	\$61,280

<b>Ntnl Non-Metro Income Limits 2010</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%	\$10,830	\$12,390	\$13,920	\$15,480	\$16,710	\$17,970	\$19,200	\$20,430
35%	\$12,635	\$14,455	\$16,240	\$18,060	\$19,495	\$20,965	\$22,400	\$23,835
40%	\$14,440	\$16,520	\$18,560	\$20,640	\$22,280	\$23,960	\$25,600	\$27,240
45%	\$16,245	\$18,585	\$20,880	\$23,220	\$25,065	\$26,955	\$28,800	\$30,645
<b>50%</b>	<b>\$18,050</b>	<b>\$20,650</b>	<b>\$23,200</b>	<b>\$25,800</b>	<b>\$27,850</b>	<b>\$29,950</b>	<b>\$32,000</b>	<b>\$34,050</b>
55%	\$19,855	\$22,715	\$25,520	\$28,380	\$30,635	\$32,945	\$35,200	\$37,455
60%	\$21,660	\$24,780	\$27,840	\$30,960	\$33,420	\$35,940	\$38,400	\$40,860
80%	\$28,880	\$33,040	\$37,120	\$41,280	\$44,560	\$47,920	\$51,200	\$54,480

**Notes:**

1: If a project had previously been eligible as Rural and is no longer and the current applicable income is lower than the previous Ntnl Non-Metro limit then the previous years can be used. The 2009 Ntnl Non-Metro Income is online here:

[http://www.ohcs.oregon.gov/OHCS/APMD/HPM/docs/2009/2009\\_National\\_Non\\_Metro\\_Income\\_Limits.pdf](http://www.ohcs.oregon.gov/OHCS/APMD/HPM/docs/2009/2009_National_Non_Metro_Income_Limits.pdf)

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Multiple building projects that are considered one project on the 8609 will be considered "in existence" provided at least one building was PIS during the affected year.

The incomes listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of May 14, 2010). Please note that all definitions and explanations here may be subject to change upon later IRS and/or HUD clarification.



## 2010 -- Rents for LIHTC & Tax-Exempt Bonds Jackson County, Oregon



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<http://www.huduser.org/portal/datasets/mtsp.html>

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<b>2010 HERA Special Median</b>	<b>\$58,000</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)<sup>1</sup>

**Not All** Jackson 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 <sup>2</sup> in 2008?	If NO, did it exist <sup>2</sup> : Between Jan 1, 2009 - May 14th, 2010	If NO, did it exist <sup>2</sup> : After May 14th 2010
-- If it's a 4% Tax Credit Project Use: HERA Special 2010	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2010	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2010
-- If it's a 9% Tax Credit Project Use: HERA Special 2010	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2010	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2010

<b>Rents based on Actual Income Limits 2010</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%	\$288	\$309	\$371	\$429	\$478	\$528
35%	\$336	\$360	\$433	\$500	\$558	\$616
40%	\$385	\$412	\$495	\$572	\$638	\$704
45%	\$433	\$464	\$556	\$643	\$717	\$792
<b>50%</b>	<b>\$481</b>	<b>\$515</b>	<b>\$618</b>	<b>\$715</b>	<b>\$797</b>	<b>\$880</b>
55%	\$529	\$567	\$680	\$786	\$877	\$968
60%	\$577	\$618	\$742	\$858	\$957	\$1,056
80%	\$770	\$825	\$990	\$1,144	\$1,276	\$1,408

<b>Rents based on HERA Special Income Limits 2010</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%	\$304	\$326	\$391	\$452	\$504	\$556
35%	\$355	\$380	\$456	\$527	\$588	\$649
40%	\$406	\$435	\$522	\$603	\$673	\$742
45%	\$456	\$489	\$587	\$678	\$757	\$835
<b>50%</b>	<b>\$507</b>	<b>\$543</b>	<b>\$652</b>	<b>\$753</b>	<b>\$841</b>	<b>\$928</b>
55%	\$558	\$598	\$717	\$829	\$925	\$1,020
60%	\$609	\$652	\$783	\$904	\$1,009	\$1,113
80%	\$812	\$870	\$1,044	\$1,206	\$1,346	\$1,485

<b>Rents based on Ntnl Non-Metro Income Limits 2010</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%	\$270	\$290	\$348	\$402	\$449	\$495
35%	\$315	\$338	\$406	\$469	\$524	\$577
40%	\$361	\$387	\$464	\$536	\$599	\$660
45%	\$406	\$435	\$522	\$603	\$673	\$743
<b>50%</b>	<b>\$451</b>	<b>\$483</b>	<b>\$580</b>	<b>\$670</b>	<b>\$748</b>	<b>\$825</b>
55%	\$496	\$532	\$638	\$737	\$823	\$908
60%	\$541	\$580	\$696	\$804	\$898	\$990
80%	\$722	\$774	\$928	\$1,073	\$1,198	\$1,321

**Notes:**

1: If a project had previously been eligible as Rural and is no longer and the current applicable income is lower than the previous Ntnl Non-Metro limit then the previous years can be used. The 2009 Ntnl Non-Metro Income is online here:

[http://www.ohcs.oregon.gov/OHCS/APMD/HPM/docs/2009/2009\\_National\\_Non\\_Metro\\_Income\\_Limits.pdf](http://www.ohcs.oregon.gov/OHCS/APMD/HPM/docs/2009/2009_National_Non_Metro_Income_Limits.pdf)

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Multiple building projects that are considered one project on the 8609 will be considered "in existence" provided at least one building was PIS during the affected year.

The rents listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of May 14, 2010). If specific rent floors were established at time of reservation / carryover & are higher than the current applicable rents, they may still be used. However income limits are still based on the current applicable rate. Please note that all definitions and explanations here may be subject to change upon later IRS and/or HUD clarification.

Utility Allowances must be deducted from these rents to achieve the maximum tenant rents allowed.