



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



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

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

Actual 2010 Median ³	\$50,600	
Ntnl Non-Metro 2010 Median	\$51,600	<i>(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)¹

Not All Douglas 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 ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - May 14th, 2010	If NO, did it exist ² : After May 14th 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 4% Tax Credit Project Use: Actual Incomes 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	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2010
Use: Ntnl Non-Metro if Rural	Use: Ntnl Non-Metro if Rural	Use: Ntnl Non-Metro if Rural

Actual Income Limits 2010								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,650	\$12,150	\$13,680	\$15,180	\$16,410	\$17,610	\$18,840	\$20,040
35%	\$12,425	\$14,175	\$15,960	\$17,710	\$19,145	\$20,545	\$21,980	\$23,380
40%	\$14,200	\$16,200	\$18,240	\$20,240	\$21,880	\$23,480	\$25,120	\$26,720
45%	\$15,975	\$18,225	\$20,520	\$22,770	\$24,615	\$26,415	\$28,260	\$30,060
50%	\$17,750	\$20,250	\$22,800	\$25,300	\$27,350	\$29,350	\$31,400	\$33,400
55%	\$19,525	\$22,275	\$25,080	\$27,830	\$30,085	\$32,285	\$34,540	\$36,740
60%	\$21,300	\$24,300	\$27,360	\$30,360	\$32,820	\$35,220	\$37,680	\$40,080
80%	\$28,400	\$32,400	\$36,480	\$40,480	\$43,760	\$46,960	\$50,240	\$53,440

Ntnl Non-Metro Income Limits 2010								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
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
50%	\$18,050	\$20,650	\$23,200	\$25,800	\$27,850	\$29,950	\$32,000	\$34,050
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

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.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

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 Douglas County, Oregon



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

Actual 2010 Median ³	\$50,600	
Ntnl Non-Metro 2010 Median	\$51,600	<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)¹

Not All Douglas 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 ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - May 14th, 2010	If NO, did it exist ² : After May 14th 2010
<i>Did the project exist* in 2008?</i>	Between Jan 1, 2009 - May 14th, 2010	After May 14th 2010
<i>Did the project exist* in 2008?</i>	-- If it's a 4% Tax Credit Project	-- If it's a 4% Tax Credit Project
<i>Did the project exist* in 2008?</i>	<i>Use: Actual Incomes 2010</i>	<i>Use: Actual Incomes 2010</i>
<i>Did the project exist* in 2008?</i>	-- If it's a 9% Tax Credit Project	-- If it's a 9% Tax Credit Project
	<i>Use: Actual Incomes 2010</i>	<i>Use: Actual Incomes 2010</i>
	<i>Use: Ntnl Non-Metro if Rural</i>	<i>Use: Ntnl Non-Metro if Rural</i>

Rents based on Actual Income Limits 2010						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$266	\$285	\$342	\$394	\$440	\$486
35%	\$310	\$332	\$399	\$460	\$513	\$567
40%	\$355	\$380	\$456	\$526	\$587	\$648
45%	\$399	\$427	\$513	\$592	\$660	\$729
50%	\$443	\$475	\$570	\$658	\$733	\$810
55%	\$488	\$522	\$627	\$723	\$807	\$891
60%	\$532	\$570	\$684	\$789	\$880	\$972
80%	\$710	\$760	\$912	\$1,053	\$1,174	\$1,296

Rents based on Ntnl Non-Metro Income Limits 2010						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
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
50%	\$451	\$483	\$580	\$670	\$748	\$825
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

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.

3: Actual Median Income Limit indicated here is based on income limits though it is not necessarily the HUD Area Median Income

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.