



## 2011 -- 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 2011 Median <sup>3</sup>	\$52,700	
Ntnl Non-Metro 2011 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)<sup>1</sup>

**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 <sup>2</sup> in 2008?	If NO, did it exist <sup>2</sup> : Between Jan 1, 2009 - May 30th, 2011	If NO, did it exist <sup>2</sup> : After May 31st 2011
-- If it's a 4% Tax Credit Project Use: Actual Incomes 2011	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2011	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2011
-- If it's a 9% Tax Credit Project Use: Actual Incomes 2011	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2011	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2011

Actual Income Limits 2011								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,070	\$12,660	\$14,250	\$15,810	\$17,100	\$18,360	\$19,620	\$20,880
35%	\$12,915	\$14,770	\$16,625	\$18,445	\$19,950	\$21,420	\$22,890	\$24,360
40%	\$14,760	\$16,880	\$19,000	\$21,080	\$22,800	\$24,480	\$26,160	\$27,840
45%	\$16,605	\$18,990	\$21,375	\$23,715	\$25,650	\$27,540	\$29,430	\$31,320
<b>50%</b>	<b>\$18,450</b>	<b>\$21,100</b>	<b>\$23,750</b>	<b>\$26,350</b>	<b>\$28,500</b>	<b>\$30,600</b>	<b>\$32,700</b>	<b>\$34,800</b>
55%	\$20,295	\$23,210	\$26,125	\$28,985	\$31,350	\$33,660	\$35,970	\$38,280
60%	\$22,140	\$25,320	\$28,500	\$31,620	\$34,200	\$36,720	\$39,240	\$41,760
80%	\$29,520	\$33,760	\$38,000	\$42,160	\$45,600	\$48,960	\$52,320	\$55,680

Ntnl Non-Metro Income Limits 2011								
% 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
<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: Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here: [http://www.ohcs.oregon.gov/OHCS/HPM\\_income\\_limits.shtml](http://www.ohcs.oregon.gov/OHCS/HPM_income_limits.shtml)

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "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 limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 31, 2011. Per Revenue Ruling 94-57, owners will have until July 15, 2011 to implement these new MTSP income limits (45 days from their effective date). Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.



## 2011 -- 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 2011 Median <sup>3</sup>	\$52,700	
Ntnl Non-Metro 2011 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)<sup>1</sup>

**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 <sup>2</sup> in 2008? <i>Did the project exist* in 2008?</i>	If NO, did it exist <sup>2</sup> : Between Jan 1, 2009 - May 30th, 2011	If NO, did it exist <sup>2</sup> : After May 31st 2011
<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 2011</i>	<i>Use: Actual Incomes 2011</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>Did the project exist* in 2008?</i>	<i>Use: Actual Incomes 2011</i>	<i>Use: Actual Incomes 2011</i>

<b>Rents based on Actual Income Limits 2011</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%	\$276	\$296	\$356	\$411	\$459	\$506
35%	\$322	\$346	\$415	\$479	\$535	\$590
40%	\$369	\$395	\$475	\$548	\$612	\$675
45%	\$415	\$444	\$534	\$617	\$688	\$759
<b>50%</b>	<b>\$461</b>	<b>\$494</b>	<b>\$593</b>	<b>\$685</b>	<b>\$765</b>	<b>\$843</b>
55%	\$507	\$543	\$653	\$754	\$841	\$928
60%	\$553	\$593	\$712	\$822	\$918	\$1,012
80%	\$738	\$791	\$950	\$1,097	\$1,224	\$1,350

<b>Rents based on Ntnl Non-Metro Income Limits 2011</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: Projects with previous "Rural" designations that are no longer considered to be located in rural areas (by the USDA) are permitted to use the previous year's National Non-Metro income limits should they be higher than the current year's income limits. The National Non-Metro income limits are online here:

[http://www.ohcs.oregon.gov/OHCS/HPM\\_income\\_limits.shtml](http://www.ohcs.oregon.gov/OHCS/HPM_income_limits.shtml)

2: Exist - defined by OHCS as the project's placed-in-service (PIS) date. Projects consisting of multiple buildings, where each building is being treated as part of a multiple building project (see line 8b on IRS Form 8609), will be considered as being "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 rent limits listed above are based on the Multifamily Tax Subsidy Program (MTSP) income limits published by HUD on May 31, 2011. Per Revenue Ruling 94-57, owners will have until July 15, 2011 to implement these new MTSP rent limits (45 days from their effective date). If the gross rent floors (established at credit allocation or the project's PIS date; refer to Revenue Procedure 94-57) are higher than the current rent limits, the gross rent floors may be used. However, income limits are still based on the current applicable rate. Utility allowances must continue to be deducted from rents to achieve the maximum tenant rents allowed. Please note that all definitions and explanations herein may be subject to change upon later IRS and/or HUD clarification.