



## 2011 -- Income Limits for LIHTC & Tax-Exempt Bonds Tillamook County, Oregon



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

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

Actual 2011 Median	\$53,500	
Ntnl Non-Metro 2011 Median	\$51,600	<i>(applies to 9% credits only in non-metro areas)</i>
2011 HERA Special Median	\$54,700	<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>

**YES** Tillamook 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 <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: HERA Special 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: HERA Special 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%	\$11,250	\$12,840	\$14,460	\$16,050	\$17,340	\$18,630	\$19,920	\$21,210
35%	\$13,125	\$14,980	\$16,870	\$18,725	\$20,230	\$21,735	\$23,240	\$24,745
40%	\$15,000	\$17,120	\$19,280	\$21,400	\$23,120	\$24,840	\$26,560	\$28,280
45%	\$16,875	\$19,260	\$21,690	\$24,075	\$26,010	\$27,945	\$29,880	\$31,815
<b>50%</b>	<b>\$18,750</b>	<b>\$21,400</b>	<b>\$24,100</b>	<b>\$26,750</b>	<b>\$28,900</b>	<b>\$31,050</b>	<b>\$33,200</b>	<b>\$35,350</b>
55%	\$20,625	\$23,540	\$26,510	\$29,425	\$31,790	\$34,155	\$36,520	\$38,885
60%	\$22,500	\$25,680	\$28,920	\$32,100	\$34,680	\$37,260	\$39,840	\$42,420
80%	\$30,000	\$34,240	\$38,560	\$42,800	\$46,240	\$49,680	\$53,120	\$56,560

HERA Special Income Limits 2011								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,490	\$13,140	\$14,790	\$16,410	\$17,730	\$19,050	\$20,370	\$21,690
35%	\$13,405	\$15,330	\$17,255	\$19,145	\$20,685	\$22,225	\$23,765	\$25,305
40%	\$15,320	\$17,520	\$19,720	\$21,880	\$23,640	\$25,400	\$27,160	\$28,920
45%	\$17,235	\$19,710	\$22,185	\$24,615	\$26,595	\$28,575	\$30,555	\$32,535
<b>50%</b>	<b>\$19,150</b>	<b>\$21,900</b>	<b>\$24,650</b>	<b>\$27,350</b>	<b>\$29,550</b>	<b>\$31,750</b>	<b>\$33,950</b>	<b>\$36,150</b>
55%	\$21,065	\$24,090	\$27,115	\$30,085	\$32,505	\$34,925	\$37,345	\$39,765
60%	\$22,980	\$26,280	\$29,580	\$32,820	\$35,460	\$38,100	\$40,740	\$43,380
80%	\$30,640	\$35,040	\$39,440	\$43,760	\$47,280	\$50,800	\$54,320	\$57,840

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.

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 Tillamook County, Oregon



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

Actual 2011 Median	\$53,500	
Ntnl Non-Metro 2011 Median	\$51,600	<i>(applies to 9% credits only in non-metro areas)</i>
2011 HERA Special Median	\$54,700	<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>

**YES** Tillamook 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 <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 31th 2011
-- If it's a 4% Tax Credit Project Use: HERA Special 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: HERA Special 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

<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%	\$281	\$301	\$361	\$417	\$465	\$514
35%	\$328	\$351	\$421	\$486	\$543	\$599
40%	\$375	\$401	\$482	\$556	\$621	\$685
45%	\$421	\$451	\$542	\$626	\$698	\$771
<b>50%</b>	<b>\$468</b>	<b>\$501</b>	<b>\$602</b>	<b>\$695</b>	<b>\$776</b>	<b>\$856</b>
55%	\$515	\$552	\$662	\$765	\$853	\$942
60%	\$562	\$602	\$723	\$834	\$931	\$1,028
80%	\$750	\$803	\$964	\$1,113	\$1,242	\$1,371

<b>Rents based on HERA Special 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%	\$287	\$307	\$369	\$426	\$476	\$525
35%	\$335	\$359	\$431	\$497	\$555	\$613
40%	\$383	\$410	\$493	\$569	\$635	\$701
45%	\$430	\$461	\$554	\$640	\$714	\$788
<b>50%</b>	<b>\$478</b>	<b>\$513</b>	<b>\$616</b>	<b>\$711</b>	<b>\$793</b>	<b>\$876</b>
55%	\$526	\$564	\$677	\$782	\$873	\$963
60%	\$574	\$615	\$739	\$853	\$952	\$1,051
80%	\$766	\$821	\$986	\$1,138	\$1,270	\$1,402

<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.

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.