



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



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

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

Actual 2011 Median	\$52,900	
Actual 2010 Median	\$53,600	
Ntnl Non-Metro 2011 Median	\$51,600	<i>(applies to 9% credits only in non-metro areas)</i>
2010 HERA Special Median	\$54,400	<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)¹

YES Wasco 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 ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - May 30th, 2011	If NO, did it exist ² : 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 2010	-- 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 2010	-- 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%	\$11,130	\$12,720	\$14,310	\$15,870	\$17,160	\$18,420	\$19,680	\$20,970
35%	\$12,985	\$14,840	\$16,695	\$18,515	\$20,020	\$21,490	\$22,960	\$24,465
40%	\$14,840	\$16,960	\$19,080	\$21,160	\$22,880	\$24,560	\$26,240	\$27,960
45%	\$16,695	\$19,080	\$21,465	\$23,805	\$25,740	\$27,630	\$29,520	\$31,455
50%	\$18,550	\$21,200	\$23,850	\$26,450	\$28,600	\$30,700	\$32,800	\$34,950
55%	\$20,405	\$23,320	\$26,235	\$29,095	\$31,460	\$33,770	\$36,080	\$38,445
60%	\$22,260	\$25,440	\$28,620	\$31,740	\$34,320	\$36,840	\$39,360	\$41,940
80%	\$29,680	\$33,920	\$38,160	\$42,320	\$45,760	\$49,120	\$52,480	\$55,920

HERA Special Income Limits 2011								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,430	\$13,080	\$14,700	\$16,320	\$17,640	\$18,960	\$20,250	\$21,570
35%	\$13,335	\$15,260	\$17,150	\$19,040	\$20,580	\$22,120	\$23,625	\$25,165
40%	\$15,240	\$17,440	\$19,600	\$21,760	\$23,520	\$25,280	\$27,000	\$28,760
45%	\$17,145	\$19,620	\$22,050	\$24,480	\$26,460	\$28,440	\$30,375	\$32,355
50%	\$19,050	\$21,800	\$24,500	\$27,200	\$29,400	\$31,600	\$33,750	\$35,950
55%	\$20,955	\$23,980	\$26,950	\$29,920	\$32,340	\$34,760	\$37,125	\$39,545
60%	\$22,860	\$26,160	\$29,400	\$32,640	\$35,280	\$37,920	\$40,500	\$43,140
80%	\$30,480	\$34,880	\$39,200	\$43,520	\$47,040	\$50,560	\$54,000	\$57,520

Actual Income Limits 2010								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$11,280	\$12,870	\$14,490	\$16,080	\$17,370	\$18,660	\$19,950	\$21,240
35%	\$13,160	\$15,015	\$16,905	\$18,760	\$20,265	\$21,770	\$23,275	\$24,780
40%	\$15,040	\$17,160	\$19,320	\$21,440	\$23,160	\$24,880	\$26,600	\$28,320
45%	\$16,920	\$19,305	\$21,735	\$24,120	\$26,055	\$27,990	\$29,925	\$31,860
50%	\$18,800	\$21,450	\$24,150	\$26,800	\$28,950	\$31,100	\$33,250	\$35,400
55%	\$20,680	\$23,595	\$26,565	\$29,480	\$31,845	\$34,210	\$36,575	\$38,940
60%	\$22,560	\$25,740	\$28,980	\$32,160	\$34,740	\$37,320	\$39,900	\$42,480
80%	\$30,080	\$34,320	\$38,640	\$42,880	\$46,320	\$49,760	\$53,200	\$56,640

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

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 Wasco 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	\$52,900	
Actual 2010 Median	\$53,600	
Ntl Non-Metro 2011 Median	\$51,600	(applies to 9% credits only in non-metro areas)
2010 HERA Special Median	\$54,400	(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 Ntl Non-Metro Median for 9% projects)¹

YES Wasco 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 ² in 2008?	If NO, did it exist ² : Between Jan 1, 2009 - May 30th, 2011	If NO, did it exist ² : 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 2010	-- 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 2010	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2011

Rents based on Actual Income Limits 2011						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$278	\$298	\$357	\$412	\$460	\$508
35%	\$324	\$347	\$417	\$481	\$537	\$592
40%	\$371	\$397	\$477	\$550	\$614	\$677
45%	\$417	\$447	\$536	\$619	\$690	\$762
50%	\$463	\$496	\$596	\$688	\$767	\$846
55%	\$510	\$546	\$655	\$756	\$844	\$931
60%	\$556	\$596	\$715	\$825	\$921	\$1,016
80%	\$742	\$795	\$954	\$1,101	\$1,228	\$1,355

Rents based on HERA Special Income Limits 2011						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$285	\$306	\$367	\$424	\$474	\$522
35%	\$333	\$357	\$428	\$495	\$553	\$609
40%	\$381	\$408	\$490	\$566	\$632	\$697
45%	\$428	\$459	\$551	\$636	\$711	\$784
50%	\$476	\$510	\$612	\$707	\$790	\$871
55%	\$523	\$561	\$673	\$778	\$869	\$958
60%	\$571	\$612	\$735	\$849	\$948	\$1,045
80%	\$762	\$817	\$980	\$1,132	\$1,264	\$1,394

Rents based on Actual Income Limits 2010						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$282	\$301	\$362	\$418	\$466	\$514
35%	\$329	\$352	\$422	\$487	\$544	\$600
40%	\$376	\$402	\$483	\$557	\$622	\$686
45%	\$423	\$452	\$543	\$627	\$699	\$772
50%	\$470	\$503	\$603	\$696	\$777	\$858
55%	\$517	\$553	\$664	\$766	\$855	\$943
60%	\$564	\$603	\$724	\$836	\$933	\$1,029
80%	\$752	\$805	\$966	\$1,115	\$1,244	\$1,373

Notes:

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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.