



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Linn County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

http://www.huduser.org/datasets/il/index_mtsp.html

Actual 2009 Median	\$54,800	
Ntnl Non-Metro 2009 Median	\$51,300	<i>(applies to 9% credits only in non-metro areas)</i>
2009 HERA Special Median	\$55,100	<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)

Not All Linn 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* in 2008?	Did the project NOT exist* in 2008?
-- If it's a 4% Tax Credit Project Use: HERA Special Incomes 2009	-- If it's a 4% Tax Credit Project Use: Actual Incomes 2009
-- If it's a 9% Tax Credit Project Use: HERA Special Incomes 2009	-- If it's a 9% Tax Credit Project Use: Actual Incomes 2009

Actual Income Limits 2009								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$11,520	\$13,140	\$14,790	\$16,440	\$17,760	\$19,080	\$20,400	\$21,690
35%	\$13,440	\$15,330	\$17,255	\$19,180	\$20,720	\$22,260	\$23,800	\$25,305
40%	\$15,360	\$17,520	\$19,720	\$21,920	\$23,680	\$25,440	\$27,200	\$28,920
45%	\$17,280	\$19,710	\$22,185	\$24,660	\$26,640	\$28,620	\$30,600	\$32,535
50%	\$19,200	\$21,900	\$24,650	\$27,400	\$29,600	\$31,800	\$34,000	\$36,150
55%	\$21,120	\$24,090	\$27,115	\$30,140	\$32,560	\$34,980	\$37,400	\$39,765
60%	\$23,040	\$26,280	\$29,580	\$32,880	\$35,520	\$38,160	\$40,800	\$43,380
80%	\$30,720	\$35,040	\$39,440	\$43,840	\$47,360	\$50,880	\$54,400	\$57,840

HERA Special Income Limits 2009								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$11,580	\$13,230	\$14,880	\$16,530	\$17,850	\$19,170	\$20,490	\$21,810
35%	\$13,510	\$15,435	\$17,360	\$19,285	\$20,825	\$22,365	\$23,905	\$25,445
40%	\$15,440	\$17,640	\$19,840	\$22,040	\$23,800	\$25,560	\$27,320	\$29,080
45%	\$17,370	\$19,845	\$22,320	\$24,795	\$26,775	\$28,755	\$30,735	\$32,715
50%	\$19,300	\$22,050	\$24,800	\$27,550	\$29,750	\$31,950	\$34,150	\$36,350
55%	\$21,230	\$24,255	\$27,280	\$30,305	\$32,725	\$35,145	\$37,565	\$39,985
60%	\$23,160	\$26,460	\$29,760	\$33,060	\$35,700	\$38,340	\$40,980	\$43,620
80%	\$30,880	\$35,280	\$39,680	\$44,080	\$47,600	\$51,120	\$54,640	\$58,160

Ntnl Non-Metro Income Limits 2009								
<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
30%	\$10,770	\$12,300	\$13,860	\$15,390	\$16,620	\$17,850	\$19,080	\$20,310
35%	\$12,565	\$14,350	\$16,170	\$17,955	\$19,390	\$20,825	\$22,260	\$23,695
40%	\$14,360	\$16,400	\$18,480	\$20,520	\$22,160	\$23,800	\$25,440	\$27,080
45%	\$16,155	\$18,450	\$20,790	\$23,085	\$24,930	\$26,775	\$28,620	\$30,465
50%	\$17,950	\$20,500	\$23,100	\$25,650	\$27,700	\$29,750	\$31,800	\$33,850
55%	\$19,745	\$22,550	\$25,410	\$28,215	\$30,470	\$32,725	\$34,980	\$37,235
60%	\$21,540	\$24,600	\$27,720	\$30,780	\$33,240	\$35,700	\$38,160	\$40,620
80%	\$28,720	\$32,800	\$36,960	\$41,040	\$44,320	\$47,600	\$50,880	\$54,160

Notes:

* Exist - defined by OHCS as the project's placed-in-service (PIS) date. Multiple building projects will be considered "in existence" provided at least one building was PIS during the affected year. Please note that this definition may be subject to change upon later IRS and/or HUD clarification.

The incomes listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of March 19, 2009). Further clarification of these limits is possible and may lead to additional changes.



2009 -- Rents for LIHTC & Tax-Exempt Bonds Linn County, Oregon



For more detailed MTSP income limit information, please visit HUD's website:

http://www.huduser.org/datasets/il/index_mtsp.html

Actual 2009 Median	\$54,800	
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2009 HERA Special Median	\$55,100	<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)

Not All Linn County is considered urban within its 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* in 2008?

- If it's a 4% Tax Credit Project
Use: *HERA Special Incomes 2009*
- If it's a 9% Tax Credit Project
Use: *HERA Special Incomes 2009*

Did the project NOT exist* in 2008?

- If it's a 4% Tax Credit Project
Use: *Actual Incomes 2009*
- If it's a 9% Tax Credit Project
Use: *Actual Incomes 2009*

Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$288	\$308	\$369	\$427	\$477	\$526
35%	\$336	\$359	\$431	\$498	\$556	\$613
40%	\$384	\$411	\$493	\$570	\$636	\$701
45%	\$432	\$462	\$554	\$641	\$715	\$789
50%	\$480	\$513	\$616	\$712	\$795	\$876
55%	\$528	\$565	\$677	\$783	\$874	\$964
60%	\$576	\$616	\$739	\$855	\$954	\$1,052
80%	\$768	\$822	\$986	\$1,140	\$1,272	\$1,403

Rents based on HERA Special Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$289	\$310	\$372	\$429	\$479	\$528
35%	\$337	\$361	\$434	\$501	\$559	\$616
40%	\$386	\$413	\$496	\$573	\$639	\$705
45%	\$434	\$465	\$558	\$644	\$718	\$793
50%	\$482	\$516	\$620	\$716	\$798	\$881
55%	\$530	\$568	\$682	\$787	\$878	\$969
60%	\$579	\$620	\$744	\$859	\$958	\$1,057
80%	\$772	\$827	\$992	\$1,146	\$1,278	\$1,410

Rents based on Ntnl Non-Metro Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$269	\$288	\$346	\$400	\$446	\$492
35%	\$314	\$336	\$404	\$466	\$520	\$574
40%	\$359	\$384	\$462	\$533	\$595	\$656
45%	\$403	\$432	\$519	\$600	\$669	\$738
50%	\$448	\$480	\$577	\$666	\$743	\$820
55%	\$493	\$528	\$635	\$733	\$818	\$902
60%	\$538	\$576	\$693	\$800	\$892	\$984
80%	\$718	\$769	\$924	\$1,067	\$1,190	\$1,313

Notes:

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The rents listed above are based on HUD's published Multifamily Tax Subsidy Program (MTSP) income limits (as of March 19, 2009). Further clarification of these rents is possible and may lead to additional changes.

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