



2009 -- Income Limits for LIHTC & Tax-Exempt Bonds Morrow 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	\$51,200
Ntnl Non-Metro 2009 Median	\$51,300 <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)

YES Morrow 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* in 2008?	Did the project NOT exist* in 2008?
<i>-- If it's a 4% Tax Credit Project</i>	<i>-- If it's a 4% Tax Credit Project</i>
<i>Use: Actual Incomes 2009</i>	<i>Use: Actual Incomes 2009</i>
<i>-- If it's a 9% Tax Credit Project</i>	<i>-- If it's a 9% Tax Credit Project</i>
<i>Use: Actual Incomes 2009 if not Rural</i>	<i>Use: Actual Incomes 2009 if not Rural</i>
<i>Use: Ntnl Non-Metro if Rural (see above)</i>	<i>Use: Ntnl Non-Metro if Rural (see above)</i>

Actual Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
30%	\$10,740	\$12,300	\$13,830	\$15,360	\$16,590	\$17,820	\$19,050	\$20,280
35%	\$12,530	\$14,350	\$16,135	\$17,920	\$19,355	\$20,790	\$22,225	\$23,660
40%	\$14,320	\$16,400	\$18,440	\$20,480	\$22,120	\$23,760	\$25,400	\$27,040
45%	\$16,110	\$18,450	\$20,745	\$23,040	\$24,885	\$26,730	\$28,575	\$30,420
50%	\$17,900	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
55%	\$19,690	\$22,550	\$25,355	\$28,160	\$30,415	\$32,670	\$34,925	\$37,180
60%	\$21,480	\$24,600	\$27,660	\$30,720	\$33,180	\$35,640	\$38,100	\$40,560
80%	\$28,640	\$32,800	\$36,880	\$40,960	\$44,240	\$47,520	\$50,800	\$54,080

Ntnl Non-Metro Income Limits 2009								
% MFI	1 Pers	2 Pers	3 Pers	4 Pers	5 Pers	6 Pers	7 Pers	8 Pers
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 Morrow County, Oregon



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

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

Actual 2009 Median	\$51,200	
Ntnl Non-Metro 2009 Median	\$51,300	<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)

YES Morrow 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* in 2008?	Did the project NOT exist* in 2008?
-- If it's a 4% Tax Credit Project <i>Use: Actual Incomes 2009</i>	-- If it's a 4% Tax Credit Project <i>Use: Actual Incomes 2009</i>
-- If it's a 9% Tax Credit Project <i>Use: Actual Incomes 2009 if not Rural</i> <i>Use: Ntnl Non-Metro if Rural (see above)</i>	-- If it's a 9% Tax Credit Project <i>Use: Actual Incomes 2009 if not Rural</i> <i>Use: Ntnl Non-Metro if Rural (see above)</i>

Rents based on Actual Income Limits 2009						
% MFI	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm
30%	\$268	\$288	\$345	\$399	\$445	\$491
35%	\$313	\$336	\$403	\$465	\$519	\$573
40%	\$358	\$384	\$461	\$532	\$594	\$655
45%	\$402	\$432	\$518	\$599	\$668	\$737
50%	\$447	\$480	\$576	\$665	\$742	\$819
55%	\$492	\$528	\$633	\$732	\$816	\$901
60%	\$537	\$576	\$691	\$798	\$891	\$983
80%	\$716	\$768	\$922	\$1,065	\$1,188	\$1,311

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:

* 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 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.