

2009 HTC and Tax Exempt Bond Rent and Income Limits
Effective 03/19/2009

NOTE: There is a forty-five (45) day grace period from the effective date to when the income and rent limits must be implemented. Implementation date is May 5, 2009.

2009 Income Limits and 2009 Rent Limits for projects with tax credits issued by Suballocators [are here:](#)

Each year the Department of Housing and Urban Development (HUD) publishes revised income limits. There is no deadline date for HUD to publish such limits, so the effective date varies from year to year.

The Housing and Economic Recovery Act of 2008 (HERA) changed the procedure for calculating income limits. Income limits for projects funded with tax credits and/or financed with tax exempt housing bonds (TE Bonds) now are calculated and presented separately from the Section 8 income limits. Beginning with the publication of FY2009 Median Family Income estimates and Income Limits, the Section 8 income limits CAN NO LONGER BE USED for tax credit or TE Bond properties. **The tax credit and TE Bond limits published by HUD can be found at the following link: <http://www.huduser.org/datasets/mtsp.html> .**

HERA established a second set of income and rent limits due to certain hold harmless provisions that affect twenty-six counties in Minnesota. According to HERA, the Placed in Service (PIS) date for a Project in these counties determines which set of limits to use. **IF YOUR PROJECT HAS TAX CREDITS ISSUED BY A SUBALLOCATOR AND THE PROJECT IS MONITORED BY AHC, THIS HOLD HARMLESS PROVISION DOES NOT APPLY IN 2009.**

(If you are interested in the rent and income limits formula for your general education and information, use http://www.mnhousing.gov/housing/tax-credits/compliance/MHFA_004656.aspx to reach Minnesota Housing's description of requirements for hold harmless counties and posted limits by PIS date before and after 1/1/09 in Table A and Table B).

According to IRS requirements, rent limits are based on an imputed formula of 1.5 persons per bedroom. For example, to calculate the one-bedroom rent limit: add the one person income limit to the 2 person income limit, divide by two, multiply by 30% and divide by twelve. **Rent is gross rent, which includes utilities paid by the tenant and other non-optional charges.**

Use http://www.housinglink.org/Section_8.htm to reach the Minnesota Housing Link website. Locate the current PHA utility allowances for projects with tax credits issued by Suballocators.