

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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DATE: May 20, 2009
TO: Low Income Housing Tax Credit Project Owners and Applicants
FROM: Tax Credit Allocation Committee
RE: 2009 Income Limits and Maximum Rents **REVISED**

On March 19, 2009, the U.S. Department of Housing and Urban Development (HUD) published 2009 Income Limits applicable to low income housing funded with tax credits (LIHTC projects). TCAC utilizes the information published by HUD to calculate maximum rents and income limits for California LIHTC projects. Attached are the 2009 income limits and maximum rents for California's 58 counties.

There are two sets of income limits and maximum rents ("HERA" and "Non-HERA") for the following seven counties:

- Marin
- Nevada
- San Francisco
- San Mateo
- Santa Clara
- Solano
- Ventura

Please read this memo carefully to determine which set of income limits and maximum rents are applicable to your project(s) for the above seven counties.

Section 3009(a) of the Housing and Economic Recovery Act (HERA) includes provisions for increases to income limits in areas impacted by the HUD "hold harmless policy." As a result, HUD published "HERA Special Income Limits" for "HUD Hold Harmless Impacted Projects." In California, these apply only to the seven counties listed above.

HERA Special Income Limits are applicable only to projects which had area median gross income determined in 2007 and 2008. Due to confusion arising from the language "area median gross income determined with respect to certain projects in calendar years 2007 and 2008," the Internal Revenue Service (IRS) provided further clarification in the May 2009 issue of *Low Income Housing Credit Newsletter*. This

newsletter states that if a project “was in service, or placed in service during 2007 or 2008, you relied on the income limits provided by HUD [HERA]. Conversely, if your project was not placed in service until after December 31, 2008, you could not have relied on the income limits provided by HUD in 2007 or 2008 [Non-HERA].” In addition, the newsletter provides guidance for projects with placed in service dates both inside and outside of the date range parameters, stating “if at least one building in the project was placed in service during 2007 or 2008, then all the buildings in the project are subject to the HERA Special 50% and 60% income limits.”

Please note, this memo provides summary information of published IRS guidance.

Please review the entire IRS newsletter prior to determining which income limits and maximum rents are applicable to your project(s).

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2009 HERA Maximum Income Levels

By using the HERA 2009 Maximum Income Limits you have indicated that your project is in one of the seven counties held harmless by HUD and the project was placed in service prior to January 1, 2009.

Revised per HUD Notice
 Effective: March 19, 2009

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
MARIN*								
100% Income Level	\$81,300	\$92,900	\$104,500	\$116,100	\$125,400	\$134,700	\$144,000	\$153,300
60% Income Level	\$48,780	\$55,740	\$62,700	\$69,660	\$75,240	\$80,820	\$86,400	\$91,980
55% Income Level	\$44,715	\$51,095	\$57,475	\$63,855	\$68,970	\$74,085	\$79,200	\$84,315
50% Income Level	\$40,650	\$46,450	\$52,250	\$58,050	\$62,700	\$67,350	\$72,000	\$76,650
45% Income Level	\$36,585	\$41,805	\$47,025	\$52,245	\$56,430	\$60,615	\$64,800	\$68,985
40% Income Level	\$32,520	\$37,160	\$41,800	\$46,440	\$50,160	\$53,880	\$57,600	\$61,320
35% Income Level	\$28,455	\$32,515	\$36,575	\$40,635	\$43,890	\$47,145	\$50,400	\$53,655
30% Income Level	\$24,390	\$27,870	\$31,350	\$34,830	\$37,620	\$40,410	\$43,200	\$45,990
NEVADA*								
100% Income Level	\$48,700	\$55,600	\$62,600	\$69,500	\$75,100	\$80,600	\$86,200	\$91,700
60% Income Level	\$29,220	\$33,360	\$37,560	\$41,700	\$45,060	\$48,360	\$51,720	\$55,020
55% Income Level	\$26,785	\$30,580	\$34,430	\$38,225	\$41,305	\$44,330	\$47,410	\$50,435
50% Income Level	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,300	\$43,100	\$45,850
45% Income Level	\$21,915	\$25,020	\$28,170	\$31,275	\$33,795	\$36,270	\$38,790	\$41,265
40% Income Level	\$19,480	\$22,240	\$25,040	\$27,800	\$30,040	\$32,240	\$34,480	\$36,680
35% Income Level	\$17,045	\$19,460	\$21,910	\$24,325	\$26,285	\$28,210	\$30,170	\$32,095
30% Income Level	\$14,610	\$16,680	\$18,780	\$20,850	\$22,530	\$24,180	\$25,860	\$27,510
SAN FRANCISCO*								
100% Income Level	\$81,300	\$92,900	\$104,500	\$116,100	\$125,400	\$134,700	\$144,000	\$153,300
60% Income Level	\$48,780	\$55,740	\$62,700	\$69,660	\$75,240	\$80,820	\$86,400	\$91,980
55% Income Level	\$44,715	\$51,095	\$57,475	\$63,855	\$68,970	\$74,085	\$79,200	\$84,315
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SAN MATEO*								
100% Income Level	\$81,300	\$92,900	\$104,500	\$116,100	\$125,400	\$134,700	\$144,000	\$153,300
60% Income Level	\$48,780	\$55,740	\$62,700	\$69,660	\$75,240	\$80,820	\$86,400	\$91,980
55% Income Level	\$44,715	\$51,095	\$57,475	\$63,855	\$68,970	\$74,085	\$79,200	\$84,315
50% Income Level	\$40,650	\$46,450	\$52,250	\$58,050	\$62,700	\$67,350	\$72,000	\$76,650
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30% Income Level	\$24,390	\$27,870	\$31,350	\$34,830	\$37,620	\$40,410	\$43,200	\$45,990

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Revised per HUD Notice
 Effective: March 19, 2009

County	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
SANTA CLARA*								
100% Income Level	\$77,800	\$89,000	\$100,100	\$111,200	\$120,100	\$129,000	\$137,900	\$146,800
60% Income Level	\$46,680	\$53,400	\$60,060	\$66,720	\$72,060	\$77,400	\$82,740	\$88,080
55% Income Level	\$42,790	\$48,950	\$55,055	\$61,160	\$66,055	\$70,950	\$75,845	\$80,740
50% Income Level	\$38,900	\$44,500	\$50,050	\$55,600	\$60,050	\$64,500	\$68,950	\$73,400
45% Income Level	\$35,010	\$40,050	\$45,045	\$50,040	\$54,045	\$58,050	\$62,055	\$66,060
40% Income Level	\$31,120	\$35,600	\$40,040	\$44,480	\$48,040	\$51,600	\$55,160	\$58,720
35% Income Level	\$27,230	\$31,150	\$35,035	\$38,920	\$42,035	\$45,150	\$48,265	\$51,380
30% Income Level	\$23,340	\$26,700	\$30,030	\$33,360	\$36,030	\$38,700	\$41,370	\$44,040
SOLANO*								
100% Income Level	\$56,400	\$64,500	\$72,500	\$80,600	\$87,000	\$93,500	\$99,900	\$106,400
60% Income Level	\$33,840	\$38,700	\$43,500	\$48,360	\$52,200	\$56,100	\$59,940	\$63,840
55% Income Level	\$31,020	\$35,475	\$39,875	\$44,330	\$47,850	\$51,425	\$54,945	\$58,520
50% Income Level	\$28,200	\$32,250	\$36,250	\$40,300	\$43,500	\$46,750	\$49,950	\$53,200
45% Income Level	\$25,380	\$29,025	\$32,625	\$36,270	\$39,150	\$42,075	\$44,955	\$47,880
40% Income Level	\$22,560	\$25,800	\$29,000	\$32,240	\$34,800	\$37,400	\$39,960	\$42,560
35% Income Level	\$19,740	\$22,575	\$25,375	\$28,210	\$30,450	\$32,725	\$34,965	\$37,240
30% Income Level	\$16,920	\$19,350	\$21,750	\$24,180	\$26,100	\$28,050	\$29,970	\$31,920
VENTURA*								
100% Income Level	\$61,500	\$70,300	\$79,100	\$87,900	\$94,900	\$102,000	\$109,000	\$116,000
60% Income Level	\$36,900	\$42,180	\$47,460	\$52,740	\$56,940	\$61,200	\$65,400	\$69,600
55% Income Level	\$33,825	\$38,665	\$43,505	\$48,345	\$52,195	\$56,100	\$59,950	\$63,800
50% Income Level	\$30,750	\$35,150	\$39,550	\$43,950	\$47,450	\$51,000	\$54,500	\$58,000
45% Income Level	\$27,675	\$31,635	\$35,595	\$39,555	\$42,705	\$45,900	\$49,050	\$52,200
40% Income Level	\$24,600	\$28,120	\$31,640	\$35,160	\$37,960	\$40,800	\$43,600	\$46,400
35% Income Level	\$21,525	\$24,605	\$27,685	\$30,765	\$33,215	\$35,700	\$38,150	\$40,600
30% Income Level	\$18,450	\$21,090	\$23,730	\$26,370	\$28,470	\$30,600	\$32,700	\$34,800

*HUD has published a "HERA special" income limit in accordance with Section 3009 of the 2008 Housing and Economic Recovery Act for projects with income limits determined under HUD's hold harmless policy in 2007 or 2008.

Income Levels are based on those issued by HUD on March 19, 2009.

<http://www.huduser.org/DATASETS/mtsp.html>