

MEMORANDUM NO. 12-12-02 TC-26

TO: Housing Tax Credit (HTC) Owners and Management Agents

FROM: Vona Johnson, Director
Rental Housing Management



SUBJECT: Revised Income and Rent Limits

DATE: December 11, 2012

New HTC income limit schedules have been published and were effective December 4, 2012. Owners/managers are to implement the new income limits immediately. In addition, the rent limits are posted under the income limits.

Please be sure to use the appropriate income and/or rent limit for each development. The schedule can be found at www.sdhda.org, Property Managers / Forms, Manuals & Resources / Housing Tax Credit Forms, Manuals and Resources / Resources / 2013 Income Limits.

In order for a tenant to move into a HTC unit, they must qualify at the income limits according to family size. The tenant portion of the rent, plus the utility allowance, plus non-optional charges cannot exceed the maximum allowable HTC rents. Rents are listed by bedroom size.

The applicable income limit for a tax credit property is based on the year in which the building is placed in service and the county in which the building is located. The appropriate income limit for a building is based on one of the following six criteria:

1. Buildings placed in service prior to 1/1/2009 apply the HERA special limit, if the county was assigned a limit, or the higher of the 2009, 2010, 2011, 2012 or 2013 MTSP income limits.
2. Buildings placed in service on or after 1/1/2009, but before the issuance of MTSP limits by HUD on 5/14/2010, apply the higher of the 2009, 2010, 2011, 2012 or 2013 MTSP non-impacted income limits. Note: projects placed in service on or after 1/1/2009 cannot use the HERA special limits.
3. Building placed in service on or after 5/14/2010 apply the higher of the 2010 or 2011 non-impacted income limit. Note: projects placed in service on or after 1/1/2009 cannot use the HERA special limits.

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4. Building placed in service on or after 5/31/2011 but before 12/1/2011 apply the appropriate non-impacted 2011 income limits. Note: projects placed in service on or after 1/1/2009 cannot use the HERA special limits.
5. Buildings placed in service on or after 12/1/2011 apply the appropriate non-impacted 2012 income limits. Note: projects placed in service on or after 1/1/2009 cannot use the HERA special limit
6. Buildings placed in service on or after 12/4/2012 apply the appropriate non-impacted 2013 income limits. Note: projects placed in service on or after 1/1/2009 cannot use the HERA special limit.

You will receive a separate memorandum if your property is funded under the HOME and/or Section 8 Program.

VJ/ja

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