

**From:** James Stary [jstary@newalt.net]  
**Sent:** Monday, March 23, 2009 9:15 PM  
**To:** jstary1@cox.net  
**Subject:** Two Sets of Income Limits Released for 2009



## New Alternatives

Email Alert

### New Alternatives Announces:

## HUD Releases 2009 Income Limits for Section 8 and Tax Credit Properties

HUD released the 2009 Income Limits last week. This year, for the first time, there are two sets of Income Limits, Section 8 and Multifamily Tax Subsidy. One set is to be used for HUD programs and the other is to be used for Tax Credit programs *and they aren't interchangeable. Be sure to use the correct set for your program!*

The 2009 income limits were effective March 19th and they must be implemented no later than May 2, 2009. Be sure to update your TRACS compliant or Tax Credit compliant software as soon as possible to avoid compliance problems in the future.

To access the income limits click the appropriate links below:

#### Section 8 Income Limit Data Set:

[www.huduser.org/datasets/il.html](http://www.huduser.org/datasets/il.html)

#### Multifamily Tax Subsidy Income Limit Data Set

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

Before you implement the changes, carefully read the following statement posted on the HUDUSER Section 8 income limit data set page:

*"Due to the Housing and Economic Recovery Act of 2008 (Public Law 110-289), Income Limits used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under section 42 of the Internal Revenue Code (the Code) and projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Code (hereafter referred to as Multifamily Tax Subsidy Projects (MTSPs)) are now calculated and presented separately from the Section 8 income limits presented below. Beginning with the publication of FY2009 Median Family Income estimates and Income Limits, the information found on the rest of this page CAN NO LONGER be used by those interested in income limits used in MTSPs. Suitable income limits for these projects are now available at the following link:*

[Multifamily Tax Subsidy Income Limits](#)



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