STATE OF MISSISSIPPI

Housing Tax Credit Program

Compliance Monitoring Plan

ADOPTED BY
MISSISSIPPI HOME CORPORATION BOARD OF DIRECTORS

__DISCLAIMER__: This plan has not been reviewed or approved by the Internal Revenue Service and should not be relied upon for interpretation of federal income tax legislation or regulations. The Mississippi Home Corporation makes no representation that complying with this plan will satisfy all Internal Revenue Service requirements.

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INTRODUCTION

The information contained in these instructions is provided by the Mississippi Home Corporation (the "Corporation") for use by owners and managers of developments in the State of Mississippi who have received Housing Tax Credits ("HTC").

The Compliance Monitoring Plan (the "Plan") is to assist owners, developers and managing agents in complying with the monitoring requirements of Section 42 of the Internal Revenue Code (the "Code", ***See Regulation #1***) and the monitoring requirements of the Corporation. Additional actions or documentation concerning occupancy and rent restrictions may be required by Section 42 of the Internal Revenue Code, by the Internal Revenue Service or by the Corporation in order to satisfy reporting and use requirements.

In order to fulfill the requirement that each state agency responsible for administering the tax credits also monitor recipients of the HTC for compliance, the Corporation has developed a Compliance Monitoring program that went into effect on January 1, 1992. The Corporation must make sure that property owners and management staffs are following the requirements set forth in the Code.

Because laws governing the Housing Tax Credit Program are frequently amended, you may from time to time, receive updates or additional information pertaining to tax credit requirements.

A flowchart of the Compliance Monitoring Process is included in this plan as "***Appendix A***".

This plan is provided as a service to you and should not be considered as legal advice. You should consult your own legal counsel if you have questions concerning compliance issues or any items discussed within this plan.

This plan is a guide for informational purposes only and in no way alters, varies, modifies, or changes any executed legal documents such as the Reservation, Commitment, Extended Use Agreement, Carryover Agreement, or the Low Income Housing Credit Allocation Certification (IRS Form 8609).

CHAPTER 1

THE HOUSING TAX CREDIT ("HTC") PROGRAM OVERVIEW

BACKGROUND

Congress adopted the Low-Income Housing Tax Credit ("HTC") Program, as part of the Tax Reform Act of 1986 (Section 42 of the Internal Revenue Code), to encourage the construction and rehabilitation of rental housing for lower income households.

Tax credits offer direct federal income tax savings and benefits to owners of affordable rental housing developments who are willing to set aside a minimum portion of the development's units for households earning 60 percent or less of the gross area median income. The tax credit amount is calculated based on the costs of development and the number of qualified low-income units. Also, the credit amount cannot exceed the amount needed to make the project feasible. The tax benefit to the owner is a dollar-for-dollar credit against the owners' tax liability each year for 10 years.

The tax credits are available for one-unit properties, developments with hundreds of units of new construction and/or rehabilitation, and for the development of single-family housing. The tax credits can be used for New Construction, Substantial Rehabilitation, and Acquisition of Existing Properties with moderate rehabilitation, and rehabilitation repairs by existing owners.

Tax credit projects must adhere to the following minimum requirements:

- Tax credits are used by the taxpayer during the period which begins the year the project is placed in service or ready for occupancy for the first time or at the election of the owner, the following year, and are taken for a total of ten (10) taxable years.

- Properties receiving tax credit allocations in 1990 and thereafter, must maintain a low income compliance status with rent and income limits generally for 30 years -- a 15 year compliance period and subsequent 15 year period under the terms specified in the Declaration of Land Use Restrictive Covenant Agreement, also known as the "LURA". For projects that received tax credits prior to 1990, there is no federal requirement of an extended use period going beyond the 15-year compliance period.

Additionally, the Tax Credit Program requires that rental housing projects be geared toward household incomes at 50 or 60 percent of the area median income levels, rather than 80 percent of median income as with other programs.

1.2 HTC - BASIC PROGRAM REQUIREMENTS

An owner or developer can only utilize the housing tax credits once they have applied and received an allocation from the Corporation. The credits are allocated by the Corporation pursuant to a Housing Tax Credit Qualified Allocation Plan ("QAP") that sets forth the procedures to which projects will be selected. For additional information regarding the application process, interested parties can contact the Corporation and request a copy of the QAP.

Tax credit benefits are tied directly to the characteristics of the tenants and because of this, proper management of a tax credit project, throughout the compliance period and extended use period, is vitally important. Generally, the program incorporates four basic requirements to ensure that HTC owners and managers provide affordable housing to low-income tenants. These four requirements are:

A. Low-Income Occupancy

Owners of properties receiving tax credits must agree to make a portion or all of the units in the project available for occupancy to low income tenants. The minimum set-aside selected by the owner, at the time of application, establishes the tax credit project's minimum low-income occupancy.

The percentage of units that property owners agree to lease to low-income households directly affects the amount of housing tax credits they can potentially claim. Owners are eligible to claim the full credit amount allocated by the corporation for their properties, if they reach and maintain the proper low-income occupancy.

B. Restricted Rents

Restricted rent is an important requirement mandated under the tax credit program. Owners of tax credit properties agree to keep the rents for tax credit units affordable to low-income tenants. The maximum rents for the tax credit program are established for qualified low-income units based on the area median income and the unit size.

C. Compliance Period

Project owners of tax credit properties agree to comply with the program's affordability requirements throughout the life of the project. Owners receiving a commitment of housing credits in 1990 or subsequent years execute an Extended Use Agreement for the project that establishes a 30-year low-income period. For project owners receiving housing credits in 1987 through 1989, a 15-year low-income occupancy period applies. ***However, please note that some agreements may call for additional years beyond the 30 year or 15 year period.***

D. Resale Requirements

Most owners may sell a project only to a qualified buyer that agrees to maintain the low-income occupancy requirements for the project. Owners of earlier projects (pre 1990) that have low-income occupancy periods of only 15 years may sell the property to any buyer once their commitment has been fulfilled.

1.3 KEY PROGRAM DOCUMENTS

There are several important documents designed to assist owners and managing agents with understanding the requirements of the tax credit program. These documents are Section 42 of the Internal Revenue Code and the State of Mississippi 2002 Qualified Allocation Plan. To become better acquainted with the basic requirements of the program, owners and managers of tax credit developments should refer to the aforementioned items, as well as the documents listed below.

- **Internal Revenue Service Notices and Rulings;**
- **Extended Use Agreement; and**
- **Mississippi Home Corporation Housing Tax Credit Compliance Monitoring Plan**

A. IRS Revenue Notices and Rulings

Periodically, the IRS publishes notices and revenue rulings that specify additional requirements under the tax credit program. Owners and managers should be familiar with all notices and rulings that relate to the operation of tax credit properties. The Corporation will make reasonable attempts to keep owners and managers abreast of all new notices received from the IRS as they are published. However, it is ultimately the owners' responsibility to keep informed of up-to-date tax credit requirements by obtaining current IRS regulations, notices, and revenue rulings.

B. Extended Use Agreement

An Extended Use Agreement is defined as a deed restriction that tax credit project owners must sign and record in the local land records office at the time the tax credit project is placed in service. The agreement, also known as the "Declaration of Land Use Restrictive Covenant" (LURA), is designed to establish occupancy and affordability requirements for the property, as well as additional agreements made between the owner and the

Corporation. In signing the extended use agreement, the owner agrees to the restrictions on the use of the property as set forth in the document.

The agreement is a recorded restriction on the deed for the property and its conditions remain in effect regardless of whether the document is formally re-executed at the time of resale. In essence, the extended use agreement is a binding agreement for tax credit property owners and all succeeding owners for the duration of the agreement.

C. Mississippi Housing Tax Credit Compliance Monitoring Plan

This Compliance Monitoring Plan is designed to help owners and managers of tax credit projects in the State of Mississippi meet their obligations that are outlined in the provisions of their extended use agreements. The Plan focuses on the responsibilities of owners and managers once they are required to begin leasing tax credit units to low-income tenants.

The term Compliance, as used in this plan, refers to the obligations and responsibilities of the project owners and managers, which are:

- to comply with minimum occupancy requirements;
- to evaluate tenant income and assets and determine eligibility upon initial move-in;
- to charge no more than the maximum allowable rent for low-income units;
- to follow proper procedures in processing tenants with over-income and vacant units;
- to maintain the property in a low-income occupancy status, subject to the applicable rent and income restrictions and for the applicable required period of time;
- to maintain the property in habitable conditions: safe, decent and affordable;
- to dispose of the property and/or terminate the low-income requirements in a manner consistent with the applicable agreement and law;
- to comply and cooperate with the Corporation and the IRS with the record keeping requirements and submitting annual certifications;
- to pay all applicable fees in a timely manner.

This plan is intended to serve only as a reference and guide for owners and managers of tax credit projects. It does not attempt to describe the day-to-day operating procedures for managing tax credit projects. It is suggested that property owners and managers develop internal procedures that they will follow to fulfill their responsibilities under the tax credit program and train their staff to properly implement these procedures.

Additional copies of this Monitoring Plan can be requested from the Corporation at a minimal charge.

1.4 PRINCIPAL PLAYERS AND RESPONSIBILITIES

There are generally five principal players with responsibilities for assuring that tax credit projects comply with the low-income affordability requirements. These principal players are:

A. Owners and Property Managers

Owners and management agents are required to comply with the following responsibilities, *as well as other requirements outlined throughout this plan*, once a tax credit project has been placed in service:

- Comply with occupancy and rent requirements specified in the projects extended use agreements (i.e., minimum set aside elected);
- Report to the Corporation as required;
- Certify property compliance on an annual basis;
- Maintain safe, decent and affordable housing units'
- Inform on-site personnel of program requirements;
- Cooperate with the Corporation during onsite compliance monitoring review(s);
- Take required corrective actions when property is out of compliance;
- Keep up-to-date with tax credit program changes and revenue rulings; and
- Pay all applicable fees in a timely manner.

B. Residents

Residents of tax credit properties are required to provide all information and documentation needed about household members income and assets to accurately determine eligibility.

C. The Corporation

Once an owner has been issued IRS Form 8609 *Low-Income Housing Credit Allocation Certification* (***Appendix B***), the Corporation will:

- Provide guidance and assistance to owners and managers on program requirements;
- Monitor properties for program compliance;
- Report all compliance violations to the IRS (whether corrected or not);
- Monitor and enforce corrective action in instances of a noncompliance; and
- Collect applicable fees.

D. Internal Revenue Service

- The Internal Revenue Service (IRS) performs the following activities:
- Provides the Corporation and other agencies with guidance of tax credit requirements;
- Processes owners' tax returns and accompanying documentation claiming tax credits for a project; and
- Recapture tax credits from owners who do not properly maintain the applicable low-income occupancy requirements for their project.

1.5 ORGANIZATION OF THIS PLAN

This Compliance Monitoring Plan contains six chapters. Each chapter is divided into several sections, using its chapter numbers as a prefix (e.g., this is Section 1.5).

Chapter 1: An overview of the Housing Tax Credit ("HTC") Program outlines the basic requirements pertaining to occupancy and key program documents used in understanding the program and principal players and their responsibilities.

Chapter 2: Determining Tenant Eligibility discusses the process of determining the eligibility of low income households, including occupancy set aside requirements, special occupancy restrictions, the determination of household size, the application process, tenants' income certification and supporting documentation.

Chapter 3: Determining Annual Income discusses the process of determining the income eligibility of low income households, including gross annual income defined, gross annual income inclusions and exclusions, projects using other funding sources, calculating income using the HUD income schedule, tax credit verification requirements, documenting income from assets, tax credit income limits and restrictions, and re-certifying tenants.

Chapter 4: Determining Rent discusses the process of determining the maximum rent requirements for low income households, including gross rent defined; rent restrictions; utility allowances; rent calculation Post 1990 projects; rent calculation Pre 1990 Projects; Rent Election - Pre 1990 projects, IRS 94-9; Gross Rent Floor, IRS 94-57; Rents for Over Income Tenants at Re-Certification; treatment of vacant units; and Unit Transfers.

Chapter 5: Compliance Procedures discusses the tax credit compliance requirements for low income projects, including the placed in service date, the tax credit compliance period; project records; compliance requirements; property inspections; noncompliance; transferring ownership or selling tax credit projects; compliance monitoring cost; legal and professional costs; liability; and technical assistance.

Chapter 6: Fair Housing discusses the Fair Housing Act of 1968, new Fair Housing accessibility guidelines, Laws and Codes that mandate accessibility, as well as information on the Fair Housing Enforcement Agency.

Finally, this Plan includes a set of appendices containing a glossary of terms (***Appendix C***), program documents, sample verification forms, as well as additional information that may be helpful to owners and managers of tax credit projects.

CHAPTER 2

DETERMINING TENANT ELIGIBILITY

2.1 OVERVIEW

The overall eligibility for projects receiving tax credit benefits and the qualification for individual units as low income units involve three elements: (1) complying with the maximum income level restrictions, (2) complying with the maximum rent level restrictions, and (3) adhering to a minimum 15 year compliance monitoring period.

In qualifying tenants, owners and owner's management agents should understand how rent and income limits are established. The owner or the owner's management agent must make sure that the prospective tenant meets the income guidelines.

Each prospective tenant must provide information as to where he or she works and the total household gross annual income and assets. Prospective tenants may be required to complete several forms in order to verify gross annual income and assets.

Although the rent charged will be determined by the owner of the property, all persons on the management staff should be able to understand the occupancy set-aside election, how to qualify tenants, how to compute the maximum income limit, and how to compute the maximum rent limit, as well as how to maintain compliance.

2.2 OCCUPANCY REQUIREMENTS

A. Occupancy Set-Aside Election

A tax credit project must contain a minimum number of low-income units. The minimum number of units required is determined by the minimum occupancy set-aside election, selected for the project by the owner, as shown on the IRS Form 8609 "The Low-Income Housing Tax Credit Allocation Certification." The minimum set-aside elected also establishes the applicable income limit for the project.

To qualify as a low-income housing project, at a minimum, the rental development must meet one of the following occupancy set-aside requirements:

1. 20/50 Test: 20 percent or more of the residential units in the building are both rent restricted and occupied by individuals whose gross household income is 50 percent or less of the area median gross income adjusted for family size; or

2. 40/60 Test: 40 percent or more of the residential units in the building are both rent restricted and occupied by individuals whose gross household income is less than 60 percent of the area median gross income adjusted for family size.

3. The owner may elect to establish a deep rent skewed project: 15 percent or more of the units in the building are rent restricted and occupied by persons whose income is 40 percent or less of median gross income adjusted for family size (15/40 Test). There are certain advantages with respect to the continued income eligibility of tenants in a deep rent skewed project.

The owner must elect the percentage of units to be reserved and the income level to be served by the time the project is placed in service. ***Once an election is made, the decision is irrevocable, and thereby cannot be changed.*** The owner(s) and the project management staffs are then responsible for compliance and for making sure that tenants meet these restrictions.

Applicants should be advised early in their initial visit to the project that the project receives tax credits and certain income restrictions apply. The management agent should explain that the anticipated income and assets of all persons expected to occupy a unit must be verified and included on the Tenant Income Certification form prior to occupancy, and thereafter on an annual basis.

B. Special Occupancy Restrictions

HTC project owners and managers must also be aware of other occupancy requirements and special restrictions that may apply to the project, which are:

1. SMALL OWNER-OCCUPIED RENTAL BUILDINGS:

Certain restrictions apply to projects of four units or less. An existing building with four rental units or less and with one additional unit occupied by the owner or a related person can qualify for tax credits if it is rehabilitated under a development plan sponsored by a qualified nonprofit organization or by a state or local government agency. Not more than 80 percent of the building can be eligible for tax credits.

Units that are vacant and not rented out for a period of 90 days or more are considered to be owner-occupied and are not eligible for tax credits. Therefore, a building with four rental units or less, and one unit occupied by an owner or a related person is not eligible for tax credits.

2. STUDENTS:

A housing unit occupied entirely by full-time students, generally disqualifies the unit for tax credit purposes. A full-time student is defined by the Code as one whom is in grade one through college level and enrolled with the appropriate full-time credit hours as deemed by the educational institution.

A full-time student can occupy a tax credit unit if at least one of the following five exceptions exists:

a. If one tenant is not a full time student (i.e., a part-time student);
Tenants are married and file a joint Federal Tax Return;
c. All tenants receiving Title IV of the Social Security Act - Temporary Assistance to Needy Families (TANF);
d. All tenants are single parents with dependent children who are not a dependent of a third party, outside of the immediate household;
e. Students enrolled in a job training program under the Job Training Partnership Act (JTPA) or a similar federal, state, or local program.

Inquiry regarding Full-time student status must be documented in each qualifying HTC tenant file at the time of move-in and annually thereafter. Failure to properly document and inquire about full-time student status is considered a noncompliance event by the Corporation.

Please Note: MHC's Tenant Income Certification form that is "inclusive" of the above student eligibility requirements, is considered an acceptable "inquiry" regarding student eligibility. Documentation of full-time student status from the institution is also needed to support student status, *see* ***"Appendix F"***. For further information on student eligibility, refer to Section 42 (i)(3)(D) of the Internal Revenue Code.

Effective February 1, 2002, all certification requirements being fulfilled utilizing the USDA Rural Housing Service TIC (Form RD 1944 8), must provide an additional student eligibility documentation form in each tenant file for the resident to sign. Failure to include said documentation is noncompliant.

3. NON-TRANSIENT USE:

Tax credit units must be rented or be available for rent on a non-transient basis. Generally a unit is considered to be used on such a basis if the initial lease term is six (6) months or longer. The only exception to this rule is for single-room occupancy housing, which may be rented on a month-to-month basis. A tenant's lease can be renewed on a month-to-month basis, but only after an initial lease term of a full six (6) months or longer has expired.

A valid lease agreement is one that is properly completed, contains all the necessary signatures, has a term effective from the date of initial occupancy* **AND** at least six (6) months in length. In addition, all lease agreements examined in the tenant file absent the signature of the management agent and the resident is considered noncompliant.

In addition to the above, the Corporation strongly encourages lease agreements that cover the following:

- Provisions stating that residents who intentionally misstate household size or income or otherwise attempt to mislead the owner as to the resident's eligibility will be evicted;
- Provisions stating that failure to provide the required certifications, sources of income, and permission to verify income are grounds for eviction.
- Provisions stating that any changes in the household composition within the first six (6) months of occupancy must be reported to the owner;
- Provisions stating that the owner and/or owner's representative, a representative of the Corporation, and a representative of the IRS reserve the right to enter the unit to inspect the physical conditions of such unit.

*Note: Lease agreements for an Acquisition and/or Rehabilitated development must be for a term of at least six (6) months and effective no more than 90 days of the acquisition placed in service date or the rehabilitation placed in service date. Whichever date chosen (acquisition and/or rehab) to begin lease term, it must be done so on a consistent basis throughout the development.

4. ELDERLY STATUS:

The Fair Housing Act exempts certain types of elderly housing projects from the law of discrimination against families with children. The exemption applies to the "62 or over housing" and to the "55 or over housing," each of which must meet particular standards. The "55 or over" elderly housing requires that at least 80 percent of the units in a project have at least one resident who is at least 55 years of age.

Please note, developments that set a side 100% of its units for the elderly population age fifty five (55) or older, or developments that set a side 100% of its units for persons that meet the requirements as defined by Rural Development or the Department of Housing and Urban Development for elderly housing and accessibility for handicapped persons, must adhere to the following requirements:

- At least 100% of the units must be occupied by an elderly household, age fifty-five (55) years old or older, or by persons meeting the Rural Development of Department of Housing and Urban Development's definitions.

- The development must establish policies and procedures, which demonstrates an intent to provide housing to the fifty-five (55) or older age group, or for persons meeting the Rural Development or Department of Housing and Urban Development's definitions.

- The development must normally have significant facilities and services specifically designed to meet the physical or social needs of older persons or for persons meeting the Rural Development or Department of Housing and Urban Development's definitions.

NOTE: Rural Development and HUD's definition of "Elderly" is where the tenant or co-tenant is 62 or older or handicapped/disabled so long as they are members of the Elderly household.

5. STAFF UNITS

Tax credit properties do allow certain units to be designated as staff units, if the owner elected such designation in his original application for tax credits. Such designation must note that a unit(s) would be set-aside for occupancy by a full-time resident manager, a maintenance person, or a security officer. Staff units(s) are considered approved as tax credit unit(s) and thereby the income eligibility requirement is not required. If the property owner did not elect to have a certain unit(s) set aside for staff at the time the tax credit application was approved, the staff person must meet (qualify) the tax credit income eligibility requirements for the unit to be eligible for tax credits ***(see Regulation #2)***.

6. Zero Income Residents/Applicants

Under the HTC program, no minimum amount of income is necessary in qualifying applicants for residency. As such, management has the authority to set minimum income requirements as long as such requirements are not in conflict with the requirements of the HTC program and/or any Fair Housing law. Some applicants for HTC housing may receive rental assistance from a federal or state agency that allows them to rent a HTC unit even if they do not earn sufficient income. In this case, property management can not refuse to rent to a tenant who is otherwise income qualified solely because he is the holder of a Section 8 Rental Assistance voucher or certificate. Refusing to rent to such tenants is considered a noncompliant event with the Corporation.

Effective February 1, 2002, owners and/or managers of HTC developments must, when attempting to document the zero-income of a resident and/or a household full of "zero-income" adult, receive subsequent documentation from the local unemployment office verifying the resident(s) are <u>not</u> on file.

2.3 DETERMINE HOUSEHOLD SIZE

Prior to leasing a tax credit unit, owners and managing agents must understand how to determine the actual household size of a prospective tenant. Household determination is very important because tax credit income limits are applied according to the actual number of persons in a household.

This determination can be made by asking (A) What constitutes a household? and (B) Who counts as a household member?

A. What Constitutes a Household?

Any group of persons living together, other than ineligible full-time students, can constitute a household. The total gross income for all members of a household should be combined for purposes of determining the required income limits.

B. Who counts as a Household Member?

A household or family includes the applicant, co-applicant, and all other persons who will make the applicant's dwelling their primary residence for all or part of the next 12 months. Also inclusive, are temporarily absent (e.g., students away at school, an unborn child, children in foster care, Armed Forces or temporary duty) or children under joint custody that live at least 50 percent of the time with this household and can be documented through third party written documentation (i.e., guardianship or custody papers, etc.,).

DO NOT COUNT AS A HOUSEHOLD MEMBER:
Live-in aides, nurses or attendants; absent children less than 18 years of age; foster children or foster adults (e.g., individuals with disabilities, unrelated to the tenants' family, who are unable to live alone).

2.4 THE TENANT APPLICATION PROCESS

To determine whether a household is eligible under the tax credit program, owners and managers must gather and verify information received from the tenant regarding their actual household's size, gross household income, and household assets. This information can be obtained by successfully executing two key documents:

- **A Rental Application and**
- **A Tenant Release and Consent Form**

A. Rental Application

A fully completed application is critical to an accurate determination of eligibility. The information furnished on the application should be used to determine all sources of income, including total assets and asset income.

The management agent must require all applicants to complete its usual lease or rental application form. However, at a minimum, the application form must request the following information:

1. An employment history of each adult consisting of the name of the company, supervisor, address, telephone number, and salary. If an individual is unemployed, that must be stated on the application.
2. The name, sex, and a birth date of each person who will occupy the unit (legal name should be given just as it will appear on the Lease and Income Certification Form).
3. All sources and amounts of current and anticipated annual income expected during the following twelve months.
4. All sources and current balances of assets and/or estimated value of assets.
5. Full-time student status, if applicable.
6. The signature of the applicant and the date the application was completed. It may be necessary to explain to the applicant that all information is considered sensitive and will be handled accordingly.

B. Tenant Release and Consent Form

The Tenant Release and Consent Form authorize the owners and managers to verify the information the tenant provided. The form must be completed at the time the application is completed, at the time of recertification and signed by each adult household member over the age of 18. A sample of the Release and Consent Form is included in ***"Appendix D" of this Plan. The use of a particular Tenant Release and Consent Form is optional, yet a Tenant Release and Consent Form of some sort is required when attempting to verify household income and asset information.***

2.5 TENANT INCOME CERTIFICATION

Each tax credit unit must have a current and properly completed Tenant Income Certification form on file. Effective February 15, 2001, this certification form and all support documentation must be completed utilizing MHC required forms *(see Appendix E and F).* All owners with developments receiving HTC (with the exception of developments receiving RD 515 financing) must utilize these forms no later than February 15, 2001 in order to comply with program requirements. The MHC mandated tenant income certification form and the RD Form 1944 8 must be updated, at least annually, with current supporting documentation to verify the reported income figures.

Owners and managers must ensure the form is properly completed, acquire all necessary signatures, and date the form. At the option of the owner, additional updates during the year can be completed if changes occur involving a tenant in a unit or the tenants household income and assets. **PLEASE NOTE: EFFECTIVE FEBRUARY 15, 2001, MHC'S TENANT INCOME CERTIFICATION FORM IS MANDATORY WHEN CERTIFYING TENANTS FOR HTC ELIGIBILITY. DEVELOPMENTS RECEIVING FINANCING BY RHS ARE CONSIDERED EXEMPT FROM THIS MANDATE. THE RHS INCOME CERTIFICATION FORM IS ACCEPTABLE. IN ADDITION, ALL HOUSEHOLD MEMBERS CONTRIBUTING TO THE TOTAL HOUSEHOLD INCOME AND OVER THE AGE OF 18 MUST SIGN THE TENANT INCOME CERTIFICATION FORM.**

2.6 SUPPORTING DOCUMENTATION

Owners must obtain supporting documentation to verify a tenant's income and eligibility. In doings so, the Owner's accountant, syndicator, tax attorney, advisor and/or managing agent **must utilize** an MHC approved verification form *(See Appendix F)*. These forms and methods of verification are mandatory in determining a tenant's eligibility. A tenant's anticipated income can best be determined by submitting an Employment Verification Form to the tenant's present employer. Thereby, the employer could provide the tenant's current and anticipated earnings information on the tenant. Other methods may be utilized to determine anticipated income such as pay stubs (at least three consecutive pay stubs), a

W-2 forms (two consecutive years whereby one includes the most recent year) or tax returns (two consecutive years whereby one includes the most recent year).

Note: It is the responsibility of the owners and management agents to explain to each applicant, when processing the application, the purpose of the required forms and the importance of accuracy. The applicants should clearly understand the certification requirements and the annual re-certification requirements, as well as the consequences that may result (i.e., termination of the lease) if the information supplied proves to be false or misrepresents the facts. In addition, all verification forms contained in "Appendix F" are mandatory. Any additional forms utilized will need to be approved by the Corporation.

2.7 CHANGE IN HOUSEHOLD COMPOSITION

In General, the guidelines for the HTC Program does not require qualifying households to report interim household changes to the property owner or manager after the initial certification and/or annual re-certification. However, properly prepared lease agreements can impose this obligation on the tenant households, so any reporting procedures described in the lease agreement should be followed and the tenant file should be documented accordingly.

Please note: **Adding a New Tenant to a Resident Household** - If an additional tenant is planning to move into an existing "qualified" household ***within the first six months of initial occupancy***, the new tenant, not the whole household, must apply for residency. The on-site manager must certify and verify his/her income, add the income to the existing certified and verified income of the household, and make sure the new household still meets the HTC income requirements. If he/she does, the new tenant may move-in the unit. If he/she does not, the new tenant cannot move-in the unit.

CHAPTER 3

INCOME RESTRICTIONS

3.1 OVERVIEW

One of the most essential requirements of the tax credit program is the total annual income for a project's area median income per household size. The annual income to be determined for tax credit eligibility purposes is found by predicting the anticipated income of a household for the certification year.

Prior to moving in prospective tenants into a tax credit unit, the owner or the owner's management agent must know the applicable income levels for the project, as set forth in the minimum occupancy set aside election. The owners and agents must also ensure that proper documentation is received verifying the accuracy of the information provided.

The applicable tax credit income limits, used in determining low-income eligibility, is based on either the 50 percent or 60 percent of area median income election. The figures are based on the income limits published annually by the U.S. Department of Housing and Urban Development (HUD).

3.2 PROJECTS WITH OTHER FUNDING SOURCES

When a project receives financing or funding from another program or lender that imposes stricter tenant income requirements or longer restrictions, *the project must comply with those provisions, as well as the tax credit provisions.*

For projects utilizing tax credit, HOME funds and/or other funds, determine the tax credit minimum income set-aside requirements first, and then the applicable income set aside election of the other funding sources. Once the ***minimum*** set-aside election is determined, it governs the remaining limits in your project. For example, if the HOME Program maximum income requirement is at 50% of the area median income; you cannot have 60% units in a 50% deal, but you can have 40% or 50% units in a 60% deal. Also, the HOME Program may require certain units to be designated possibly by a certain floor or a certain building; the tax credit program requires a minimum percentage, based on a building.

Thereby, owners who receive funding from various sources are urged to follow the most restrictive requirements for compliance. This approach will ensure that owners and managers meet the tax credit requirements and the responsibilities under other applicable programs.

3.3 ANNUAL INCOME

A. Annual income is defined as the amount of gross household income anticipated being received during the 12-month period following certification of eligibility (or following the re-certification of eligibility).

Owners and property managing agents are to look at the households present income circumstances and all appropriate household members when determining the households' eligibility. A "snapshot" of the total households' current circumstances is used to project income for the coming year. If a household's circumstances change over time, the calculations of anticipated income may be higher or lower than those for the previous year.

Please Note: ***Annual Income is not the same as Adjusted Income. Annual income generally corresponds to gross income, with no adjustments. Adjusted income is used in some federal housing programs, such as Section 8 or Rural Development, in determining the level of benefit provided to a household. ADJUSTED INCOME IS NOT USED IN THE TAX CREDIT PROGRAM.***

B. Components of Annual Income

Annual income has two components that owners and managers should be aware of when determining eligibility, regular income and asset income.

1. **Regular Income** - The traditional source of regular income includes; gross wages and salaries including tips, bonuses, overtime and housing allowances; gross income from social security, retirement benefits, welfare and other forms of public assistance; and payments in lieu of earnings (e.g., unemployment compensation, workers' compensation, etc.).

2. **Asset Income** - Income that is normally generated by savings accounts, real estate, and other investments to which **any** household member has access to is asset income. The calculation of asset income depends on the cash value of the asset.

   a. Cash Value - is the amount of the asset converted to cash that the household would receive. When calculating cash value, consider the market value of the asset minus any reasonable expense(s) that would incur in selling or converting the asset to cash (e.g., penalties for early withdrawal, broker and real estate commissions, legal fees, settlement costs, etc.).

If the cash value of all assets is greater than $5,000, owners are to include the greater of either: 1) the actual annual income received from these assets or 2) an imputed income (total of all assets (X) HUD passbook rate). If the total cash value of all assets is $5,000 or less, owners are to include the actual income received (e.g., monthly, quarterly or annual interest checks, dividend checks, etc.). The failure to adequately inquire and document income from regular and/or asset income is considered a noncompliance event by the Corporation and will be submitted to the IRS as such. See section 3.6 of this chapter, **Regulation #3 and Appendix "H"** for further guidance on Asset documentation.

C. Key Income Terms

Owners and property managing agents should be aware of several key terms used when determining annual income that are:

1. **ANNUAL INCOME:** The amount of regular income and asset income a household is anticipating to receive during the next twelve months following certification.

2. **IMPUTED ASSET INCOME:** The cash value of all assets multiplied by a HUD determined passbook rate. This is the income that would have been received during a twelve-month period had all assets earned the passbook rate of interest. The greater of imputed income or actual asset income is used in calculating annual gross income if the total of all assets is greater than $5,000.

3. **PASSBOOK RATE:** The interest rate determined by HUD and is used when calculating imputed asset income (presently at 2%).

D. Whose Income To Count?

When determining actual household income, it is important to know whose income is to be counted and whose income is to be omitted. Generally, the income of every person counted as a household member age 18 or over should be included in the tax credit income calculation procedures. Also included in the income calculation is the non-employment income (e.g., AFDC, SSI, Child Support, etc.) of household members under the age of 18.

Below are sources of income(s) that should <u>not</u> be counted (unless under certain circumstances) when calculating gross household income:

<u>**Income of live-in aides**</u> - If the household includes a live-in aide, nurse or attendant, any income source from such is not counted. Except under unusual circumstances, a related person can never be considered a live-in aide.

<u>**Incomes received for the care of foster children**</u>

<u>**Earned income of minors**</u> - Earned income of minors (under age 18) is not counted, however, unearned income attributable to a minor (e.g., child support, AFDC payments and other benefits paid on behalf of a minor) is counted.

When calculating household income of temporarily absent family members, special consideration should be given if it involves:

Permanently absent family member - When a family member is permanently absent from the household (e.g., a spouse who is in a nursing home), the income from such permanently absent family member(s) can be counted or considered no longer a member of the household. Income inclusion is an option of the head of the household to count the absent person as a member of the household.

Adult student living away from home - When an adult student is counted as a member of the household in determining the income limit used for eligibility of the family, the student's income must be counted in the household's income (e.g., a student is one who spends holidays and summer recess, etc., with the household while pursuing a full-time education). ***However, <u>only the first $480</u> of the student income can be counted toward the total household income calculation.***

Temporarily absent family members - The incomes of a temporarily absent family member is counted in the annual income calculation, regardless of the monetary amount the absent member is actually contributing to the household.

3.4 GROSS ANNUAL INCOME INCLUSIONS

Particular care should be taken when verifying irregular income. Overtime pay, bonuses, and commissions are to be included when calculating income. Employers should be asked to estimate the anticipated amount of such income over the 12-month period. The management agent should also ask if overtime pay, bonuses, etc., can be expected, even if it may not be included on the application form, whenever hourly wages are indicated. Refer to "*Appendix H*" for sources of annual income documentation and HUD Handbook 4350.3 CHG 27, exhibit 3-5.

The following items must be included in the calculation of **Total Anticipated Gross Annual Income**:

1. a. The gross amount **before any payroll deductions** of wages and salaries, overtime pay, commissions, fees, tips, bonuses, and other compensation for personal services of all adults of the household. Included are all salaries received from a family-owned business;
   b. Net income salaries and other amount distributed from a business or profession;
   c. Any earned income tax credit to the extent it exceeds income tax liability. Includes credits received in a lump sum or as part of recurring payments;

2. a. The gross amount (before deductions for Medicare, etc.) of periodic social security payments. Includes payments received by adults on behalf of minors or by minors for their own support;
   Note: If Social Security is reducing a family's benefits to adjust for a prior overpayment, use the amount remaining after the adjustment for the overpayment. This is usually the "gross amount reported on Social Security's verification form.
   b. Annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts;
   c. Lump-sum payments received because of delays in processing unemployment, Social Security, welfare or other benefits (but only as otherwise provided in HUD Handbook 4350.3 paragraph 3-4C).

3. Welfare Assistance or Temporary Assistance For Needy Families "TANF"
   a. If the payment includes an amount specifically designated for shelter and utilities and the welfare agency adjusts that amount based upon what the family is currently paying for shelter and utilities, special calculations are required.
   b. If the welfare agency is reducing a family's benefits to adjust for a prior overpayment, use the amount remaining after the adjustment for the overpayment. This is usually the "gross" amount reported on the welfare agency's verification form;

4. Alimony and child support, unless the exclusion of this amount is justified by other HUD sections;

5. Interest, dividends and other income from net family assets (including income distributed from trust funds). On deeds of trust or mortgages, only the interest portion of the monthly payments received by the applicant is included.

6. Imputed income from assets when net family assets exceed $5,000.

7. Amount by which education grants, scholarships or Veterans Administration benefits are intended as a subsistence allowance to cover rent, utility costs, and board of a student living away from home. (No part of a student loan can be included in Annual Income);

8. Lottery winnings paid in periodic payments. (Winnings paid in a lump sum are included in net family assets - not in annual income.);

9. Recurring monetary contributions or gifts regularly received from persons not living in the unit. (Includes rent or utility payments regularly paid on behalf of the family);

   Note: For Intermediate Care Facilities for the Mentally Retarded (ICF/MR) where Medicaid pays the ICF/MR directly for services and rent and pays the tenant only a small personal allowance (e.g. $25), annual income must include:

   a) the SSI payment the tenant would receive if he/she were not living in a group home AND
   b) all income the tenant receives from sources other than SSI (e.g. wages, training workshops, interest income, etc.).

10. A resident service "stipend" given by an owner for the performance of services, on a part-time basis, that enhances the quality of life in the development. Amount that exceeds $200

3.5 GROSS ANNUAL INCOME EXCLUSIONS

The following items should be **excluded** from the calculation of Total Anticipated Gross Annual Income:

1. Employment income of Children (including foster children younger than 18);
2. Meals on Wheels or other programs that provide food for the needy, groceries provided by persons not living in the household;
3. Grants or other amounts received specifically for:
   a) auxiliary apparatus for handicapped person;

   b) expenses for attendant care provided by other than a family member living in the household;
   c) medical expenses;
   d) out-of-pocket expenses for participation in publicly assisted programs and only to allow participation in these programs. These expenses include special equipment, clothing, transportation, childcare, etc.
4. Income associated with persons that live in the unit but are not regular household members. Includes:
   a) Payments received for care of foster children;
   b) Income of live-in attendants.
5. The principal portion of the payments received on mortgages or deeds of trust.
6. Hazardous duty pay to a family member in the military;
7. Lump-sum additions to family assets - such as inheritances; cash from the sale of assets; one-time lottery winnings; insurance settlements under health and accident insurance and worker's compensation; settlement for personal and property losses;
8. Temporary, nonrecurring or sporadic income (including gifts);
9. Annual rent credits or rebates paid to senior citizens by government agencies.
10. Income excluded by Federal Statute:
    a) Relocation payments made under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
    b) Allotment value of coupons made under the Food Stamp Act of 1977;
    c) Payments received under Domestic Volunteer Services Act of 1973 (employment through VISTA, Retired Senior Volunteer Program, Foster Grandparents Program, youthful offender incarceration alternatives, senior companions)
    d) Payments received under Alaskan Native Claims Settlement Act;
    e) Payments from certain sub marginal U.S. land held in trust for certain Indian tribes.
    f) Payments, rebates or credits received under Federal Low-Income Home Energy Assistance Programs. Include any winter differentials given to the elderly;
    g) Payments under the Job Training Partnership Act (employment and training programs for Native Americans and migrant and seasonal farm workers, Job Corps, veterans, employment programs, State job training programs, career intern programs).
    h) Education scholarships paid directly to the student or educational institution and amounts paid by the government to a veteran for use in meeting costs of tuition fees, books and equipment, but in either case only to the extent used for such purposes;
11. A resident service "stipend" given by an owner for the performance of services, on a part-time basis, that enhances the quality of life in the development. Amount not to exceed $200.

3.6 ASSETS

Assets such as the value of equity in real property, savings, stocks, bonds and other forms of capital investment, excluding interest in Indian trust land, held by each member of the family must be verified.

Individual Retirement Accounts (IRA's) and Keogh accounts are to be included in determining assets. Participation in retirement saving accounts is voluntary, and the holder has access to the funds in such accounts, even if a penalty is assessed for early withdrawal.

New legislation, IRS Revenue Procedure 94-65, (***Regulation #3***), effective October 11, 1994, states that an owner does not need to verify the income from assets of a tenant or a prospective tenant, as long as the tenant's combined assets do not exceed $5,000, and the tenant provides a signed and sworn statement to this effect. An owner may satisfy this documentation requirement for a low-income tenant by annually obtaining a signed, sworn statement that certifies the tenant's net family assets do not exceed $5,000 and disclose the tenant's annual income from net family assets. Any inquiries of assets or verifications received should be documented in the tenant file.

NOTE: ***The value of <u>necessary items</u> of real property, such as furniture and automobiles, is excluded from the determination of assets. Refer to "Appendix H" for additional asset information.***

3.7 VERIFICATION REQUIREMENTS

Tax credit regulations require that all regular sources of income, including asset income, be verified. Income verifications must be received by management prior to the execution of the TIC, lease agreement and support documentation at the time of move-in and recertification. Verifications must include information acceptable to the Corporation and consistent with income determinations under section 8 of the U.S. Housing Act of 1937, as amended.

Acceptable forms of verification for specific types of income situations are listed in "***Appendix F***" of this Compliance Monitoring Plan.

General verification requirements are to:

a. Verify all regular sources of income for each applicant, including assets;

b. Obtain written verification of income directly from the source; and,

c. Retain all verification documentation for at least three years after an applicant is rejected or a unit has been vacated.

It is important to verify household composition as well as tenant employment and income prior to leasing a unit. Inaccurate information and inadequate verification can lead to incorrect determinations of tenant eligibility which could result in leasing units to ineligible families, and incorrect classifications of tenants. The failure of an Owner, or his/her designated agent, to assure of the accuracy of the tenant's statements is as serious a violation of the agreements as the intentional noncompliance would be. **Failure to verify household income and asset information is considered noncompliance and as such will be reported to the Internal Revenue Service.**

PLEASE NOTE: ANY CHANGES, CORRECTIONS, AND/OR MODIFICATIONS MADE TO VERIFICATION DOCUMENTS MUST BE DATED, INITIALED, AND MARKED THROUGH WITH THE CORRECT INFORMATION, IF APPLICABLE. THE USE OF "WHITE-OUT" TO MAKE CORRECTIONS TO HTC DOCUMENTS IS STRICTLY PROHIBITED!

3.8 METHODS OF VERIFICATION

A. Third Party Written Verification

Third party written verification is always preferred. A third party written verification is defined as documentation of income received from an independent outside source. Generally, this source is an applicants' employer, caregiver, etc. Any request for income verification sent utilizing the third party written verification method must be done so by either mail, fax or hand delivery. In all methods, the verification document must:

1. State the reason for the request.
2. Include a current release statement signed and dated by the applicant.
3. Provide a section for the employer or another third party source to state the applicant's current anticipated gross annual income or rate of pay, number of hours worked and frequency of pay. Bonuses, tips and commissions must be included. Spaces should also be provided for a signature and title, as well as the date.
4. Include the original signature of the tenant and the verifying agent for verifications received through the regular mail or include the fax transmittal information on the verification documenting said transmittal. In addition, all verifications received through fax transmittal must include the original fax request, the final fax request received, completely legible, fax transmittal verification information (generally located at the top of the document),

possess all necessary signatures, job title, and phone number of the person verifying the information.

B. Second-hand Verification

Second hand verifications are defined as verifications received by check stubs, grant awards letters, bank statements and W-2 forms. This method of verification is acceptable to the Corporation however should be used with extreme caution. For example, copy of a residents check stub is acceptable as long as the following is obtained:

- Three consecutive check stubs are received within 90 days of move-in or recertification date;
- The frequency of pay, number of hours worked and rate of pay is noted;
- The residents name, social security number and pay period is disclosed

In addition, second hand verification should be thoroughly complete with all appropriate signatures and dates.

C. Verbal/Oral Verification

When third party written verification and/or second hand verification are not possible prior to move-in and/or recertification, direct contact or oral verification with the source will be acceptable to the Corporation. This method of verification should only be used AS A LAST RESORT and must be followed-up with a written verification. The conversation of the oral/verbal verification must be documented in the applicant's file to include all the information that would be included in a written verification: the name and title of the contact, the name of the on-site management representative accepting the information and the time and date the information was provided. A sample form, for optional use by owners and managers, is included in "***Appendix I***." In addition, the file of the prospective resident must be well documented detailing the attempts made to obtain the third party written verification. Failure to follow the above noted requirements, constitute an invalid verification and will be noted as such.

NOTE: All income verifications must be date-stamped as they are received and processed prior to a prospective resident taking occupancy of a HTC unit.

3.9 METHODS OF VERIFICATION - TENANTS RECEIVING SECTION 8 CERTIFICATES OR VOUCHERS

There is an additional form of verification that may be used for tenants who receive assistance through the following sources:

- **HUD Section 8 Certificate;**
- **HUD Section 8 Voucher**

For Sec 8 Certificate and Voucher Holders, the *Income Verification for Household with Section 8 Certificates (See Appendix G)* is considered an acceptable form of verification as long as it states that the tenant's annual income is less than the applicable tax credit income limit. Caution must be taken in utilizing said verification form for officials verifying the income of Section 8 Certificate and Voucher holders relay solely on the figures noted by the person seeking to get the information verified. Thus, any incorrect citing of the applicable tax credit income limits could lead to a noncompliant event.

3.10 VERIFICATION TRANSMITTAL

1. Applicants should be asked to sign two copies of each verification form. The second copy can be used when the first request has not been returned in a timely manner.
2. Income verification requests must be sent directly to and from the source, NOT through the applicant. It is suggested that a self-addressed, stamped envelope be included with the request for verification.

3.11 EFFECTIVE TERM OF VERIFICATION

Verifications of income are valid for **90 days prior to the move in and/or re-certification date of a resident**, per HUD 4350.3-32, CHG-27. It is required that a verification update (**documented**) be utilized whenever a tenant certification is not signed within the 90 days of requesting and receiving a verification. An oral verification may be used to extend the verification received for an additional 30 days. After this time, a new verification must be obtained.

3.12 DIFFERENCES IN REPORTED INCOME

Management should give the applicant the opportunity to explain any significant differences between the amount reported on the application and amounts reported on third-party verification in order to determine actual income. The file should be documented to explain the difference.

The management agent must keep accurate records of the dates and sources of verification of tenant data but need not submit such information to the Corporation. However, the Corporation reserves the right to inspect the management records, after reasonable notice, to ensure that the proper verification procedures are followed.

3.13 TAX CREDIT INCOME CALCULATIONS

In calculating the total anticipated income for a prospective tenant, an owner or managing agent must adhere to the applicable tax credit income restriction levels, based on the area median gross income for the project, as set forth in the minimum occupancy set-aside election.

The HTC income limits from the Corporation, ***"Appendix J"***, provides incomes by family size for families at 60 percent ("lower income") and 50 percent ("very low income") of area median gross income (AMGI). **The tax credit income limits are adjusted to <u>not include</u> income levels exceeding 60 percent of area median income.**

The HUD published, income level schedule provides incomes for family size at 80 percent (lower income) and families at 50 percent (very low income) of the area median gross income (AMGI). The Corporation will distribute to each project owner an updated tax credit income schedule, reflecting the 50 percent and 60 percent figures, once the information is released by HUD.

Examples of Area Median Income: Area: Jackson, Mississippi
as of 1-27-99

Area Median Income Limits

Household Size→ Percent of Median Income↕	**1 Person**	**2 Person**	**3 Person**	**4 Person**
Very Low @ 50%:	16,300	18,650	20,950	23,300
Low-Income @ 60%:	19,560	22,380	25,140	27,960

3.14 USING HUD INCOME SCHEDULE

The HUD published income limits at 50% of area median income is the same under the tax credit program; however, should you choose to use the HUD income schedule limits, which does not include a calculation for the 60% of area median income, you can calculate the tax credit figures as follows:

To determine the 50% Income Limits: No calculations are necessary. Just find the appropriate household size and take the amount listed for "Very Low-Income."

To determine the 60% Income Limits: Take the very low-income limit (50% income level) for each household size and multiply by 1.2. This 1.2 factor will bring the figure up to 60% of the median income. For example, the following is a 60% income limit calculation for a two-person household:

Very low-income limit for two-person household:	**$18,650**
X 60% factor	**1.2**
60% income limit for two-person household:	**$22,380**

3.15 TENANT INCOME RE-CERTIFICATION

The income of tenants qualifying as low-income must be re-examined annually to determine if the household still qualifies. All tenants are required to complete the Income Certification form no later than the anniversary of their move-in date, even when no known changes have taken place. However, because requested information is frequently not returned in a prompt manner, it is recommended that the management staff initiate the re-certification process 30 to 60 days prior to the move-in anniversary date of the re-certifying household.

There are several factors that can affect a tenant's eligibility at re-certification. These factors include changes in annual income, household size and/or student status. At re-certification, an owner or managing agent must re-examine the household annual income and assets and the total household composition or household size. In doing so, owners and management agents should be aware of the following, the Next Available Unit Rule and the full-time student restriction:

1. NEXT AVAILABLE UNIT RULE ("NAUR") - An Existing tenant's annual household income at re-certification may increase up to 140% of the current income limits and the tenant is still considered to meet the income restrictions. If income exceeds the 140% limit, the tenant is still eligible for residency, but the next comparable or smaller vacant unit in the development (that building) must be rented to a qualified low-income household for the project to remain in compliance. This rule, commonly known as the Next Available Unit Rule (NAUR), states that subsequent vacant units of comparable or smaller size in the building must be leased to eligible households until the low-income unit is no longer needed to maintain a building's low-income occupancy requirements. If a comparable vacant unit is **not** rented to a qualified low-income household, the project owner would be leasing an unrestricted unit and thereby, the previous tax credit unit designation no

longer applies for that building *(See Section 4.8, and Regulation #4 for additional information).*

Example: To determine if a re-certifying tenant's income exceeds the 140% Rule, multiply the current applicable income limit for that household size by 1.4 or 140%. This will provide the 140% figure that the re-certifying households' income must not exceed to maintain the unit as an eligible tax credit unit.

2. FULL-TIME STUDENT HOUSEHOLDS - When re-certifying the household for eligibility, if ALL members of the household are now full-time students and do not meet one of the five exceptions as noted in Chapter 2, Section 2.2(B)2, the unit is not designated as a tax credit unit. **The NAUR Rule does not apply to a full-time student household, refer to Section 42(i)(3)(D) of the Internal Revenue Code for additional information.**

3.16 ANNUAL RE-CERTIFICATION WAIVER; IRS REVENUE PROCEDURE 94-64

The IRS released Revenue Procedure 94-64 on October 11, 1994 (*see Regulation #5*), informing owners of 100 percent low income projects how to obtain a waiver of the annual income re-certification requirement of Section 42. This waiver was provided as part of the Revenue Reconciliation Act of 1993 and permits an owner of a building occupied entirely by low income tenants to request the Internal Revenue Service (IRS) to waive the requirement that he or she annually re-certify a household's income with a third party verification each year, after the initial year. Final compliance monitoring regulations published by the IRS in September 1992 required an annual income re-certification for each low-income tenant in a qualified low income building, including those tenants in buildings occupied entirely by low income tenants.

This policy change recognizes that in projects with 100 percent occupancy by tenants qualifying under the tax credit maximum income limits, there is no penalty for increases in the incomes of existing tenants who have already been certified as low income, as long as all subsequent occupants of the property are also certified as tax credit eligible. Owners applying for the re-certification waiver must send a written application to the IRS after obtaining a statement from the Corporation that all units in the project were tax credit qualified at the end of the most recent credit period. A copy of the application must be sent to the Corporation and a copy must be kept with the building's permanent records.

Owner's applying for a waiver with more than one 100 percent low income building in a project may submit a single application for all of the 100 percent low-income buildings in the project.

Caution should be taken when applying for the waiver because tax credit regulations can be violated if too many units in a building or project have incomes that have increased above the threshold. ***Please note: An owner must still consider re-certification issues such as the 140% Rule (under which a tenant's income can increase up to the applicable income limit without becoming income-disqualified), the student eligibility issue, and changes in household status***. Therefore, if these issues are not tracked, the minimum set-aside can be violated.

The Internal Revenue Service will be the entity designated with making the final determination of issuing a re-certification waiver and the Corporation must agree to the waiver request.

Please Note: ***Currently, the MHC does NOT grant recertification waivers!***

3.17 NOTICE OF INTERNAL REVENUE RULING 94-57 (AMGI)

IRS Revenue Procedure 94-57 ***(see Regulation #6)*** provides guidance to project owners on the effect of changes in area median gross income (AMGI) on initial tenant qualification and the next available unit rule. Owners must apply this revenue ruling regardless of when a project received a Tax Credit allocation.

The ruling explains that the income limit used to initially qualify tenants in a Tax Credit unit fluctuates with changes in AMGI, which must be in effect at the time of initial occupancy as the qualifying income limit. Lowering of the applicable AMGI does not retroactively disqualify a tenant who initially qualified under a higher AMGI.

A decrease in AMGI decreases the income limit used to calculate whether a project owner must rent any available unit to a new low-income tenant, and an increase in AMGI likewise increases the income limit used to calculate whether a project owner must rent any available unit to a new low-income tenant. A building does not have one AMGI level.

CHAPTER 4

GROSS RENT AND RENT RESTRICTIONS

4.1 GROSS RENT

Gross rent is defined as the total rent charged for a unit, and the utility allowance.

The gross rent limitation applies only to payments made directly by the tenant. It does not include any payments made under the Section 8 program or any other comparable rental assistance program. Owners and managing agents can accept rental payments from such programs for rental charges above the tax credit limit, as long as the rental amounts paid directly by the tenant does not exceed the maximum rent allowed under the tax credit program's minimum set-aside election and the amount of the rental overage is reimbursed to the subsidy source.

This chapter will provide owners and management agents with guidance in calculating the low-income housing tax credit rents utilizing the 20/50 or the 40/60 minimum set-aside election.

4.2 RENT RESTRICTIONS

A. Supportive Service

A supportive service includes any service provided under a planned program of services designated to enable residents of a residential rental property to remain independent and avoid placement in a hospital, nursing home, or intermediate care facility for the mentally or physically handicapped. In the case of a single room occupancy unit or transitional housing for the homeless, supportive services include any service provided to assist tenants in locating and retaining permanent housing [Section 42(g)(2)(B)(iii)].

Gross rent does not include any fees for supportive services paid to the owner of a unit by a governmental assistance program or by a 501(c)(3) nonprofit organization, which also provides rental assistance if the amount of assistance provided for rent cannot be separated from the amount provided for supportive services [Section 42(B)].

B. Code Requirements

Section 42, of the Code, requires that low-income units be rent-restricted and that the total rental charge be no more than a rent limit calculated in the manner provided by law and intended to be affordable to prospective tenants. The owner or the owner's management agent must ensure that rents charged to eligible tenants are within the maximum rent requirements.

4.3 UTILITY ALLOWANCES

HTC gross rent includes the cost of utilities, except for telephone and cable services. If utilities are paid directly by the tenant, the gross rent charge must be reduced according to a utility allowance schedule.

An owner's project utility documentation is determined based on one of the following sources: HUD Utility Allowance, FmHA (Rural Development) Utility Allowance, or a Local Utility Allowance.

1. HUD Utility Allowance:

Buildings whose rents and utility allowances are reviewed by HUD annually must use the HUD-approved utility allowances. For buildings occupied by one or more tenants receiving HUD rental assistance payments (generally Section 8 certificates or vouchers), the owner must use applicable public housing authority (PHA) utility allowances established for the Section 8 Existing Housing Program. <u>Please note, HUD has an allowance for "Single Family Resident" developments and another allowance for "Multifamily" developments. It is the responsibility of owners and/or managing agents to assure the correct utility allowance is utilized for their respective property.</u>

2. FmHA (Rural Development) Utility Allowance:

Rural Development approved utility allowances must be used in a project that is Rural Development assisted. If HUD or Rural Development does not regulate the project, the owner may use the applicable PHA utility allowance.

3. Local Utility Allowance:

Alternatively, the owner (or the tenant) may obtain utility cost estimates from the appropriate local utility company (if the owner intends to use such estimates, at the time of application for the tax credits, the owner must furnish the Corporation with a copy of the utility company's estimated utility costs for units of similar size, construction and geographic area to the low-income project). If such estimates are higher than the PHA allowance, those estimates must be used and the rent adjusted, if necessary.

***Please Note:* Utility allowances should be updated annually and at the time rents are being determined or at the time rent is revised. Documentation of the utility allowance used for a particular year should be made readily available upon request. The utility allowance is subject to periodic increases to be determined by HUD, Rural Development, the local PHA, or the local utility company, whichever is applicable. See Appendix "K", for sample utility allowances.**

4.4 RENT COMPUTATION: PROJECTS FROM 1990 TO PRESENT

Projects receiving an allocation of credits in 1990 or thereafter are to determine rent based on an imputed occupancy of 1.5 persons per bedroom. The imputed occupancy for a unit that does not have a separate bedroom is one person. Hence, it is assumed that 1.5 people occupy an one-bedroom unit. The rent for such a unit is calculated on the income that would be the average between the income limit for a low or very low-income one-person household and a two-person household. The maximum rent for the one-bedroom unit would then be 30% of the average, minus a utility allowance. Using the same methodology, it is assumed that three people occupy a two-bedroom unit (1.5 person/bedroom equals 3 people). The maximum rent for a two-bedroom unit would be 30% of the applicable income limit for a three-person household, minus the utility allowance. The actual family size, or the total number of occupants in a unit, is irrelevant here in contrast to the calculation of a family's income for purposes of meeting the income test. ***Note:* this does not mean that the Code is attempting to dictate how many people may live in a unit; the assumption regarding the number of persons per bedroom is made solely for the purpose of determining the maximum rent.**

<u>Sample Rent Computations for Properties Receiving Credits After 1989</u>:

Number of Bedrooms X 1.5 = Imputed Family Size and
Imputed Household Income

Imputed household income X 30% divided by 12, minus utility allowance = Maximum Monthly Rent Charge

NOTE (1): The utility allowances used are examples only. All the project's utilities were assumed to be electric with tenants paying heating, cooking and lighting/refrigeration utilities.

NOTE (2): The rent is based on the imputed income limit, which is based on the number of bedrooms and not the income limit for the actual family size, nor the actual income of the family. A very low-income family would still have to pay the rent based on the maximum eligible income for the imputed family size and, therefore, would spend a much higher percentage of income for rent.

For the following examples, the area median income limits and maximum rents for the Jackson, Mississippi area were used:

50% of area median income	**60% of area median income**
for family of 2 = $18,650; rent $466.25;	for family of 2 = $22,380; rent $559.50
for family of 3 = $20,950; rent $523.75;	for family of 3 = $25,140; rent $628.50
for family of 4 = $23,300; rent $582.50;	for family of 4 = $27,960; rent $699.00
for family of 5 = $25,150; rent $628.75;	for family of 5 = $30,180; rent $754.50

Example 4-1: A tax credit project manager for CBA Apartments has a four-person household with a verified income of $24,500 wanting to rent a 2-bedroom tax credit unit. The owner agreed to rent 40 percent of the units at 60 percent (40/60) of the area median income.

Question 1: **What is the maximum allowable income for a four-person household?**
Answer 1: $27,960
Calculation using HUD income schedule
50% of median income or $23,300 X 1.2 = $27,960; family is eligible to occupy unit.

Question 2: **What is the maximum allowable rent for a four-person household?**
Answer 2: $565.00
Step 1 - Imputed family size = number of bedrooms (2) X 1.5 = 3
Step 2 - Imputed income for household size of 3 = $25,140
Step 3 - Maximum Monthly Rent = $25,140 X 30% ÷ 12 - utility allowance
= $628.50 - 63 (estimated utility allowance)
= $565.00

Calculation using the 50% income figure; same as above, but Step 2 changes.
Step 2 - Imputed income for household size of 3 = $20,950 X 1.2 = $25,140

Example 4-2: A two-person household earning $11,000 wants to rent a 2-bedroom apartment.

Question 1: **What is the maximum allowable income for a two-person household?**
Answer 1: $22,380
Calculation using HUD income schedule
50% of median income or $18,650 X 1.2 = $22,380; family is eligible to occupy

Question 2: **What is the maximum allowable rent for a two-person household?**
Answer 2: $565.00
Step 1 - Imputed family size = number of bedrooms (2) X 1.5 = 3
Step 2 - Imputed income for household size of 3 = $25,140
Step 3 - Maximum Monthly Rent = $25,140 X 30% ÷ 12 - utility allowance
= $628.50 - 63 (est. Utility Allowance)
= $565.00
Calculation using the 50% income figure; same as above, but Step 2 changes.
Step 2 - Imputed income for household size of 3 = $20,950 X 1.2 = $25,140

***NOTE:* As the examples above illustrate, a family of four with a household income of $24,500 and a family of two with a household income of $11,000, will pay the same maximum rent of $565.00 for a two-bedroom unit.**

4.5 RENT COMPUTATIONS: PROJECTS FROM 1987 TO 1989

For projects that received an allocation of tax credits in the years 1987, 1988 or 1989 (including carry-overs), the calculation of rent limits is based directly on the household size. As a result, the rents charged for identical apartments differ depending on the size of the household renting the unit. The maximum monthly rent that may be charged for a low-income unit is computed according to the following formula:

$$\frac{\textbf{Income Limit x 30\%}}{\textbf{12}} \textbf{ - Utility Allowance}$$

= MAXIMUM ALLOWABLE RENT

The income limit is the applicable income limit for the occupants' household size (***but not the occupants' actual income***) and the utility allowance represents estimated monthly expenses for all utilities that are not included in the rent and are payable by the tenant.

For the following examples, the area median income limits for Jackson, Mississippi (*refer to Section 4.4 for figures*) was used:

Example 4-3: A tax credit project manager for Teal Apartments has a four-person household with a verified income of $25,300, wanting to rent a 2-bedroom tax credit unit. The owner agreed to rent 40 percent of the units at 60 percent of the area median income.

Question(s): **1) Is the household eligible under the tax credit requirements?**
2) What is the maximum allowable income for a four-person household?
3) What is the maximum allowable rent for a four-person household?

Answer(s): 1) Yes
2) $27,960
Calculations using the 50% figure: $23,300 X 1.2 = $27,960; family is eligible to occupy unit.
3) $636.00
Calculations using the 50% figure:
Step 1: $23,300 X 1.2 = $27,960
Step 2: $27,960 X 30% ÷ 12 = $699.00
Step 3: $699.00 - $63 (estimated utility allowance) = $636.00
Gross Rent: $636.00

Example 4-4: A tax credit project manager has a two-person household with a verified income of $17,500, wanting to rent a 2-bedroom tax credit unit. The owner agreed to rent 20 percent of the units at 50 percent of the area median income.

Question(s): **1) Is the household eligible under the tax credit requirements?**
2) What is the maximum allowable income for a two-person household?
3) What is the maximum allowable rent for a two-person household?

Answer(s): 1) Yes
2) $18,650
3) $403.00
Calculations using the 50% figure:
Step 1: $18,650 X 30% ÷ 12 = $466
Step 2: $466.25 - $63 (estimated utility allowance) = $403.25
Gross Rent: $403.00

NOTE: Because of the differences in household size and the owners' set-aside election, the four-person household will pay more in rent for the same two-bedroom unit than the two-person household.

4.6 CHANGES IN RENT - GROSS RENT FLOOR IRS REVENUE PROCEDURE 94-57

Changes in rent generally may be made at the time of tenant re-certification based on updated income limits from HUD. The 1989 Act established a "rent floor" by providing that the maximum permissible rent for any unit may not fall below the initial rent when the unit was first occupied. Thus, if the median income in the area falls, the rents do not need to be reduced below original levels.

Internal Revenue Procedure 94-57 *(see **Regulation #6**)* is effective for projects receiving initial allocations or determination letters, **after September 23, 1994.** The rent floor is established on the date of allocation. However, an owner may establish the rent floor for a project at the placed in service date; providing the owner has informed Mississippi Home Corporation of the designation before the placed in service date.

If the owner does not make the election by a building's placed in service date, the IRS will treat the rent floor as taking effect on the date of allocation. For those projects receiving an initial allocation or determination letter prior to September 23, 1994, an ~~owners~~ may establish the rent floor for a building using either the allocation date or the placed in service date, and are not required to notify the IRS of this election. ***Note: The aforementioned change is applied only to Post 1990 projects. It is not applicable to Pre-1990 projects.***

Rent increases for the low-income units are computed in the same manner as the initial rent:

$$\textbf{Rent} = \frac{\textbf{Updated Adjusted Income Limit x 30\%}}{\textbf{12}} - \textbf{Updated Utility Allowance}$$

The following rules apply to rent increases:

1. A change in the tenant's family size will not affect the amount of rent that can be charged,

2. Any rent increases or decreases due to changes in income limits or adjustments in the utility allowance are to be implemented at the time of lease renewal or when the tenant is re-certified. Tenant income is to be re-certified by the owner at the time of the tenant's anniversary date.

3. The rent for a unit occupied by an over-income tenant is still subject to the rent restrictions of the credit program if the unit is to remain in compliance.

4.7 PRE 1990 PROJECT RENT ELECTION: IRS REVENUE PROCEDURE 94-9

The IRS issued Procedure 94-9 that describes the procedure for owners of pre-1990 tax credit projects to make the election authorized by the 1993 tax bill to determine rents by unit size instead of family size.

To make the election, a building owner must have sent a written statement to the IRS electing to determine the rent for a unit based on the number of bedrooms, agreeing to meet the requirements of the housing credit agency's compliance monitoring plan in effect at the time of election, and continuing to apply the elected method only to tenants first occupying any unit in the building after the date of the election.

In addition to filing the election with the IRS, the owner was required to send a copy to the Mississippi Home Corporation, the housing agency responsible for monitoring the building, attaching a copy to the building's Form 8609 for the tax year in which the owner made the election, and keeping a copy with the building's permanent records. ***The deadline to have made this election was February 7, 1994.***

4.8 RENTS FOR UNITS WITH OVER-INCOME TENANTS

Units determined to be over-income at re-certification must remain rent restricted until the over income unit is no longer considered a tax credit unit.

A. Mixed Income Projects

Rents for existing tax credit tenants whose income exceeds the 140% rule in mixed income projects must remain rent restricted until a tax credit unit of comparable or smaller size is rented. Upon renting of the next available unit, owners and managing agents may establish the rent at unrestricted amounts.

B. 100 Percent Tax Credit Projects

Low-Income Housing Tax Credit rents for 100 percent tax credit projects can never exceed the maximum allowable tax credit rents. The tax credit program allows the over-income tenant to remain in the unit and the unit would still be eligible for tax credit purposes. All vacant units or next available unit(s) must be rented to a qualified tenant.

Refer to Section 3.15 (1) and "Regulation #4" for additional information regarding the Next Available Unit Rule.

4.9 TREATMENT OF VACANT UNITS

Vacant units previously occupied by low-income tenants may continue to be counted as qualified units as long as reasonable attempts are made to rent the units and no other units of comparable or smaller size are rented to non-qualifying tenants.

4.10 UNIT TRANSFERS

During the duration of a tenant's occupancy in a tax credit unit, circumstances (i.e., household composition changes, reasonable accommodation and/or personal desire) may warrant a tenant to relocate from one unit to another. This process, commonly known as a unit transfer, does not exist under the tax credit program. According to Section 42 of the Internal Revenue Code, a unit transfer is known as a "move-out/move-in".

Under the move-out/move-in guidelines, certain rules apply when relocating a tenant by either shifting them:

a) from the unit of initial occupancy to another unit within the same property (Building to Building Transfer) or

b) from one unit to another unit within the same building (Intra-Building Transfer)

A. Building - to - Building Transfers

Generally, a unit occupied by tenants desiring to relocate from one building to another building within a property is permitted under Section 42. However, in order to adhere to program guidelines, this household must be handled as a move-out and a move-in situation. Thus, all required paperwork, certification, rules and regulations pertaining to that of a new move-in must be utilized.

Note: All paperwork pertaining to the previously occupied unit (vacated unit) must be maintained in a separate file and documented as a "move-out" with the corresponding date of the move-out.

B. Intra-Building Transfers

Relocations occurring within the same building are also permitted. However, the household's relocation must be clearly documented in the tenant file and a new certification must be acquired. Thereby, although the transfer will occur within the same building, the household must still certify and document that the **"existing resident was eligible in unit ___, and relocated to Unit ___ on _____(date)".**

Please note: In adhering to other program requirements (i.e., Farmers Home), the Corporation will allow documentation for the newly acquired unit to remain in the file with the paperwork for the vacated unit, as long as file records show the relocation date and the move-in/move-out date of each unit.

CHAPTER 5

COMPLIANCE PROCEDURES

5.1 BACKGROUND

Owners' and managing agents should be aware that good files are essential to maintaining a favorable compliance status. Failure to adequately maintain good files (i.e., Tenant Certification Forms, Verifications, Lease, etc.) can result in numerous compliance violations. All compliance violations discovered by the Corporation, whether corrected or not, are required to be reported to the Internal Revenue Service as a noncompliance event, according to regulations outlined in the IRS Code.

5.2 PLACED IN SERVICE DATE

The placed in service date is when the building is ready for occupancy for the first time. It is not the date when the building is occupied. A placed in service date can occur if a building is completely occupied, empty in a rehabilitation status, or completely empty in a new construction status. A project can have only one placed in service date for a single building.

The year referenced as the placed in service date is always the year the building received its tax credit allocation. Once the tax credits have been allocated for a property built or rehabilitated, the focus should shift for the next 15 years to compliance monitoring. Thereby, the date placed in service is the date that triggers compliance monitoring to start.

5.3 COMPLIANCE PERIOD

Although the tax credit is taken over a 10-year term, projects receiving an allocation of credits must comply with the income and rent restrictions <u>for at least</u> 15 years beginning with the first taxable year of the credit period.

The Corporation has the right to audit the project, at a minimum, through the end of the 15-year compliance period. The Internal Revenue Code provides for partial recapture of tax credits for violations occurring within the first 15 years.

In addition, Section 42 of the Internal Revenue Code requires an owner or managing agent to retain all tax credit files and records for at least six (6) years after the tax return has been filed for that year.

Please Note: The initial tenant files must be retained for six (6) years after the filing of the tax return for the last year of the compliance period of the property or for a total of 21 years.

The records to be retained are:

1. the number of units in the building,
2. the percentage that are low income, and the rent charged on each,
3. low-income vacancies and rentals of next available units,
4. and income certification and supporting documentation for each low income tenant.

5.4 PROJECT RECORDS

It is the responsibility of owners and/or managing agents to maintain (by building) the following types of records in accordance with program record keeping requirements. They are:

A. Tenant Files:

1. Non-FmHA Financed:

- Rental Application*
- Income/Asset Verifications (each certification year)
- MHC mandated Tenant Income Certification (each certification year) (See Appendix E)
- Inquiry regarding full-time student status (See MHC's TIC)
  Full-time student verification documentation, if applicable
- Initial dwelling Lease
- Utility Allowance Documentation (to support all UA figures listed in file)
- Social Security Card (all minor residents)
- Picture I.D. Card/Drivers License (all adult residents)
- Notes to file

2. FmHA Financed:

- Rental Application*
- Income/Asset Verifications (each certification year)
- RD TIC Form 1944 8 (each certification year)
- Inquiry regarding full-time student status (separate form)
  Full time student status verification form, if applicable.
- Initial dwelling Lease
- Utility Allowance Documentation (to support all UA figures listed in file)

- Social Security Card (all minor residents)
- Picture I.D. Card/Drivers License (all adult residents)
- Notes to file

All rental applications must inquire about household composition, income, full-time student status, assets and any child support payments received.

B. Monthly Unit Listing:

-Listing of each unit number
-Listing of number of bedrooms
-Listing of tenant names
-Floor space of units
-Move-in date for occupied units
-Move-out date for vacant units
-Number of household members in each unit
-Household income for each unit
-Rent paid by tenant
-Utility allowance
-Unit status (low-income or unrestricted)

C. Project Files

Owners must maintain all project records documenting the eligible basis and qualified basis of each building for the first year of the credit period, as well as six years after the tax filing date for the last year of the compliance period.

D. Supportive Services & Amenities

The owners must maintain all development records documenting services and amenities to be provided as indicated in the HTC application noted at the time of Allocation. For example, if the owner agreed to provide home ownership classes, parenting classes, neighbor night out, etc., this must be well documented. Failure to provide documentation of such is considered a noncompliance event with the Corporation and will be reported as such.

5.5 COMPLIANCE REPORTING REQUIREMENTS

Owners of HTC developments are required to regularly submit to the Corporation regarding the project's status the Owner Certification of Program Compliance Reports, applicable tax documents and quarterly rent rolls for each building in the development.

A. Owner's Certification of Continued Program Compliance

The owner of a housing tax credit development must certify annually to the Corporation under a penalty of perjury that the development meet the requirements of Section 42. The Corporation must receive the Owner's Certification no later than July 1st of the current calendar year, for the preceding 12-month period *(Appendix "L")*. A five (5) day grace period will be extended, without penalty, for those developments not submitting by the deadline date. ***After that time, a noncompliance fee of $100.00 per day, per development, will be imposed.***

The owner is certifying to the Corporation annually that:

⇒ the project meets the minimum set aside election test (the 20/50 test, the 40/60 test or the 25/60 Test, under sections 42(g)(4) and the 15/40 test),
⇒ the project has received annual low income certification and documentation for each low income tenant,
⇒ Each low income unit is rent restricted,
⇒ all units are for use by the general public on a non-transient basis (an original lease term of a full six months or longer) and each building is suitable for occupancy,
⇒ reasonable attempts will be made to rent any vacant low income units and no comparably sized or smaller units will be rented to non-low income tenants while the vacancy exists,
⇒ if the income of tenants in a low income unit increases sufficiently, the next available comparable or smaller unit will be rented to low income tenants, and
⇒ there has been no change in eligible basis and all tenant facilities included in eligible basis are available to all tenants without charge.
⇒ the state or local unit responsible for making building code inspection did not issue a report of a violation for the development. If the governmental unit issued a report of a violation, the owner is required to attach a copy of the report of the violation to the annual certification submitted to the Corporation. The owner must state on the certification whether the violation has been corrected. Retention of the original violation report is not required once the Corporation reviews the violation and completes its inspection, unless the violation remains uncorrected,
⇒ the owner has not refused to lease a unit in the development to a Section 8 applicant because the applicant holds a Section 8 voucher or certificate,
⇒ no finding of discrimination under the Fair Housing Act has occurred for the development (a finding of discrimination includes an adverse final decision by HUD, an adverse final decision by a substantially equivalent state or local fair housing agency, or an adverse judgment from a federal court).

Failure to annually provide this document or other required documents to the Corporation will result in the filing of Form 8823 "Low-Income Housing Credit Agencies Report of Noncompliance" with the Internal Revenue Service.

B. Annual Statement, Schedule "A" (Form 8609)

Owners must also submit certified copies of forms *Schedule A* (IRS Form 8609) *Annual Statement, IRS Form 8609 Low Income Housing Tax Credit Allocation Certification*, and IRS Form 8586 Low Income Housing Credit,* filed with the current tax return of the ownership entity. These forms must be submitted at the time of annual certification. If an Application for Extension has been filed with the Internal Revenue Service for the ownership entity, a copy of the extension form must be provided with the other annual certification documents. The forms must be forwarded to the Corporation once the returns have been completed. Copies of the above referenced forms can be found in ***"Appendix L"*** of this Plan.

**IRS form 8609 Low Income Housing Tax Credit Allocation Certification (issued per building) IS required to be submitted, with PART II COMPLETED, the year immediately following the first year the owner began claiming tax credits on the development ONLY! This form, after originally submitted, will be maintained with the corporation for future reference. There is NO need to resubmit annually if it was COMPLETED IN ITS ENTIRETY AND SUBMITTED TO THE CORPORATION in previous certification years.*

C. Quarterly Rent Roll Report

Under the Record keeping and Record retention provisions of 26 CFR Section 1.42-5, the owner of a housing tax credit development is required to retain certain information for each unit of every qualified low income building in the development. This includes specific data on each unit (occupied or unoccupied) in the development. The quarterly rent roll report will allow owners to identify, at a minimum, the household composition, number of bedroom units in the dwelling, move-in date, move-out date, tenant's rental amount, utility allowance amount, total household income and occupancy date.

The Quarterly Rent Roll Report grants the Corporation the opportunity to monitor the minimum set-aside and applicable fraction from the development's initial rent-up through the end of the first year of the Credit period (the first year that credits will be claimed for the building). In addition, it allows the Corporation an opportunity to monitor changes in occupancy, rent and income qualifications, and as an indicator that the "next available unit" rules are being adhered to by the development owner.

Owners not utilizing the computerized *Tax Credit Qualification Information* Reporting Form under the Rural Development Section 515 program must submit a quarterly rent roll for each building in its development utilizing MHC's Quarterly Rent Roll Report form ***(See Appendix "L")***. Rent rolls submitted under any other format not authorized by the MHC will not be accepted and will be considered a noncompliance event.

Reporting procedures - Quarterly Rent Roll Report

- The Rent Roll Report must be completed on a quarterly basis
- A copy of the Rent Roll Report for each calendar quarter must be kept on-site where it will be available for review during an on-site inspection.

- A copy of the Rent Roll Report must be submitted to the MHC for all calendar quarters beginning with the date that any building in the development is placed in service and ending with the last date of the quarter covered by the report.
- The Quarterly Rent Roll Reports are due to the Corporation no later than July 1st of each calendar year for review.

The calendar quarters are January through March, April through June, July through September, and October through December.

Please note: Failure to provide and/or submit the quarterly rent roll report upon request may result in the submission of Form 8823 to the IRS.

5.6 INSPECTIONS

A. Guidelines

Beyond requiring the annual certifications, the Corporation will at least once every three (3) years conduct on-site inspections of all buildings in each low-income housing development and for each resident in at least twenty percent (20%) of a development's low income units, at a minimum, review the tenant low-income certification, the documentation supporting such certification, and the rent record for these units. In addition, on-site inspections must be conducted by the Corporation for all buildings placed in service in a property after January 1, 2001 by the end of the second calendar year following the year the last building in the development is placed in service.

In addition, the Corporation has the right to perform an on-site physical inspection of any tax credit housing development at least through the end of the compliance period of the buildings in the development. This inspection provision exists in addition to any review of low-income certifications, supporting documents, and rent records. Generally, the inspection will allow the Corporation to determine if a housing tax credit unit is suitable for occupancy. Inspection standards to be used are intended to ensure that the housing is decent, safe, sanitary, and in good repair. Irrespective of the physical inspection standards selected by the Corporation, a low-income housing development under Section 42 must continue to satisfy local health, safety and building codes.

MHC will consider a building exempt from the physical inspection requirement if it is financed by the Rural Housing Service (RHS) under the Section 515 program, the RHS inspects the building (under & CFR part 1930 (c)) and the RHS and the Corporation enter into a memorandum of understanding, or other similar arrangement, under which the RHS agrees to notify the Corporation of the inspection results.

B. Physical Inspection Standards

The physical inspection of units and buildings of HTC developments will be conducted utilizing the physical condition standards for HUD housing. Owners of HTC developments must maintain such housing in a manner that meets the physical condition standards set forth below in order to be considered decent, safe, sanitary and in good repair. These Standards address these major areas: the site, building exterior, the building systems, the dwelling units, the common areas, and health and safety considerations.

Site:	The Site components such as fencing and retaining walls grounds, lighting, mailboxes, project signs, parking lots, driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walkways or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulation of trash, vermin or rodent infestation or fire hazards.
Building Exterior:	Each building on the site must be structurally sound, secure, habitable and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls and windows where applicable must be free of health and safety hazards, operable and in good repair.
Building Systems:	Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable and in good repair.
Dwelling Units:	Each dwelling unit within a building must be structurally sound, habitable and in good repair. All areas and aspects of the dwelling unit (for example the units bathroom call-for-aid (if applicable, ceiling doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting outlets/switches, patios/porch/balcony, smoke detectors, stairs, walls and windows) must be free of health and safety hazards, functionally adequate, operable and in good repair. Where applicable, the dwelling unit must have hot and cold running water including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities). If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy and adequate for personal hygiene and the disposal of human waste. The dwelling unit must include at least one battery-operated or hard-wired smoke detector in proper working condition on each level of the unit.

Common Areas	The common areas must be structurally sound, secure and functionally adequate for the purpose intended. The basement/garage/carport, restrooms, closets utility/mechanical/community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony and trash collection areas, if applicable, must be free of health and safety hazards, operable and in good repair. All common area ceilings, doors, floors, HVAC, lighting outlets, switches, smoke detectors, stairs, walls and windows to the extent applicable, must be free of health and safety hazards, operable and in good repair. These standards for common areas apply in particular to congregate housing, independent group homes, residences and single room occupancy units in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.
Health and Safety Concerns	All areas and components of the housing must be free of health and safety hazards. These areas include but are not limited to air quality, electrical hazards, elevators, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation and lead based paint. For example, the buildings must have fire exits that are not blocked and have handrails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold odor (e.g. propane, natural gas, methane gas) or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certification of such.
Compliance with State and Local Codes	The physical condition standards in this section do not supersede or preempt State and local codes for building and maintenance with which housing tax credit developments must comply. Tax credit developments must continue to adhere to these codes.

Source: The physical condition standards outlined above were taken from 24 CFR 5.703.

C. Physical Inspection Procedures

The Corporation will at least once every three years conduct on-site inspections of all buildings in each housing tax credit development. The physical inspection of units and buildings of HTC developments will be conducted utilizing the aforementioned physical condition standards for HUD Housing on at least 20% of a development's low income units.

Owners will be notified in advance of an upcoming on-site physical inspection through official correspondence from the Corporation. An owner must complete a Building Physical Inspection Reference Form ***(see Appendix P)*** and submit to the Corporation within seven (7) days of the scheduled inspection date. The most current rent roll must be included.

Residents should be notified in writing of the scheduled inspection. All buildings and residential units within the development should be readily accessible. Maintenance personnel and/or management representative should be present during the inspection.

Noncompliance fees will be assessed against the development for reimbursement of expenses incurred to conduct all follow-up inspections of noted deficiencies from the initial inspection, if applicable. Please refer to Section 5.10, "Monitoring Cost" for a list of expenses.

D. Desk Audit Procedures (24 Units or less)

In order to meet its monitoring obligations to the IRS, the Corporation is required to inspect each HTC development once every three years. These periodic inspections include a tenant file review and unit/building inspection to be conducted either externally (on-site audit), internally (desk audit), or both.

The Corporation may, at its' discretion, inspect units with 24 units or less utilizing the desk audit (internal) procedure. Developments audited utilizing this method will be given a specified period of time to prepare and submit to the Corporation a ***legible photocopy*** of all inspection items requested. Ample notification will be given to owners to allow them preparation of requested documents. When utilizing the desk audit method of auditing the physical inspection of the condition of the units and the buildings will follow shortly thereafter. In some cases, depending on the circumstances, the physical inspection may take place before the desk audit is actually conducted. In this case, the same procedures will apply.

Please note: The failure of an owner and/or designated agent to forward the required desk audit items to the Compliance division for desk audit review will result in the issuance of IRS form 8823 and an additional financial penalty of $55.00 for each day past the deadline submission date. The owner should never submit to the Corporation original documents for review.

5.7 NONCOMPLIANCE

Noncompliance can be defined as any of the following: the owner's failure to meet and maintain the requirements provide in section 42 and the Corporation, the failure to provide the documentation required by the Corporation on or before the due date, or the failure to allow the Corporation the opportunity to conduct an on-site inspection of the project and review of the tenant files. Owners will be allowed up to a 90-day correction period to supply missing documentation or to correct noncompliance. This period begins on the date of inspection or the date the required documentation was due. The Corporation may grant an extension up to an additional six months.

Examples of major noncompliance include but are not limited to:

- Rents charged to tenants that exceed maximum limit
- Failure to follow the next available unit rule
- Numerous instances of administrative noncompliance (failing to execute the procedures and policies stated in the Mississippi Home Corporation Compliance Monitoring Manual
- Severe health and safety violations generally affecting more than one (1) unit (structural problems, severe water damage, blockage of fire exits, fire hazards, pest infestations, elevators functioning improperly, smoke detectors or sprinklers not functioning, etc.);
- Down units (not suitable for occupancy for extended period of times generally more than ninety (90) days);
- Disposition and/or sale of property;

Examples of Minor Noncompliance include but are not limited to:

- Isolated instances of administrative noncompliance (failing to execute the policies and procedures stated in the Mississippi Compliance Monitoring Plan);
- Less critical health and safety violations (inoperable fire extinguishers, minor leak under sink, etc.);
- Violations that require correction but do not impair essential services and safeguards for tenants.

The Corporation will notify the Internal Revenue Service of an owner's noncompliance or failure to certify no later than 45 days after the end of the time allowed for correction, whether or not the noncompliance or failure to supply the missing documentation is corrected. The Corporation will notify the Internal Revenue Service by filing Form 8823 *Low-Income Housing Credit Agencies Report of Noncompliance (see **Appendix "M" and Appendix "O" (Recapture)**).*

5.8 COMMON COMPLIANCE VIOLATIONS

A. Common Violations

Some of the most common compliance violations made by owners and managing agents are:

1. **Leasing to income ineligible households** - Owners and managing agents who leases a unit to a household whose income exceeds the applicable tax credit limit for the area of median income cannot claim credits on that unit. The

ineligible unit remains an ineligible unit as long as the household continues to lease the unit.

2. **Charging rents which exceed maximum tax credit rents** - When owners and managing agents leases a unit with a rental charge exceeding the applicable tax credit rent, the rent charge is classified as an "overage". All rental amounts considered an "overage" must be repaid to the tenant in one of the following two ways:

   - Refund the tenant the amount of the overage in the form of cash, money order or cashiers check; or
   - Refund the tenant the amount of the overage by decreasing subsequent rental amounts to equal the amount of the coverage.

3. **Failure to certify and/or re-certify a household**
4. **Failure to verify all sources of income**
5. **Inadequate and/or lack of utility allowance documentation**
6. **Lease Term Violations** - Under the tax credit program an <u>original lease term</u> must be for a full six months or longer. The lease can be renewed on a month-to-month basis. The IRS requires that low-income units be used on a non-transient basis. The only exceptions are transitional housing units, which can be on a month-to-month basis.

B. Uncorrectable Violations

Items of noncompliance that can never be corrected are:

- **Moving in tenants who are not income eligible**
- **Moving in an ineligible student**
- **Failure to re-certify tenants in a timely manner.**
- **Not meeting the occupancy minimum set-aside election by the deadline date**

5.9 TRANSFER OR SALE OF PROPERTY - BOND POSTING; IRS FORM 8693

An owner having interest in a low income housing property and desiring to dispose of said property, may do so by posting a surety bond and notifying the Internal Revenue Service through the filing of Form 8693 *Low Income Housing Credit Disposition Bond* **(Appendix "N")**. Currently, IRS regulations (section 42(j)(6)) require the posting of a surety bond to avoid a recapture of Tax Credits due to the sale or transfer of a project during the project's 15 year compliance period. It is the intent of the bond to ensure that the principal taxpayer: 1) does not attempt to defraud the United States of any tax violations under Section 42; 2) file all returns and statements as required by law or regulations; 3) pays all taxes including any penalties and interest charged; and 4) complies with all other requirements of the law and regulations under Section 42.

Taxpayers interested in disposing of a tax credit property must do so within 60 days of the scheduled disposition. In addition, the liability stated on the bond must be in accordance with the period of years remaining in the 15 -year compliance period of the building, and an additional 58 months thereafter.

Owners, individual investors, partnerships and corporate investors choosing to dispose of a tax credit property, yet lacking the desire and/or experiencing difficulty in acquiring a surety bond, may still adhere to IRS guidelines by posting U.S. Treasury Securities. The Internal Revenue Service offers as an alternative to the surety bond, the posting of U.S. Treasury Securities through a "Collateral Program". Under this program, treasury securities (i.e., prepaid premiums) can be used in lieu of posting a surety bond to secure an owner's liability for credit recaptures (Section 42(j)). However, the owner will be deemed by the IRS to continue to own the disposed of interest for the sole purpose of the disposition under the rules of Section 42(c).

The owner(s) **will not have** any credit claiming authority from that point and could possibly forfeit Treasury Securities if any decrease in the property(ies) qualified basis is uncovered before or after the disposal of interest in said project.

Please Note: Any additional information regarding the "Collateral Program" can be obtained from Daniel Kwiecinski or Kati Mitsby with the Hays Group at (800)-747-0006.

5.10 MONITORING COSTS

Under current monitoring regulations and guidance, the Corporation will charge monitoring fees to all projects. The Corporation may require additional monitoring charges if subsequent guidance or regulations warrant changes to the Corporation's monitoring procedures. For projects receiving tax credits before 2003, no additional monitoring fees beyond the initial fee of 2.5% of the total credit amount over the ten year period based on the first year's credit amount allocated. This fee is non-refundable and must be provided to the Corporation in the form of certified funds or a cashier check.

The owner of a project in noncompliance will be responsible for reimbursing the Corporation for all expenses incurred. Expenses for conducting additional on-site inspections will include but are not limited to:

1. the standard mileage rate in effect at the time of the reinspection;
2. any overnight expenses;
3. a meal allowance of $24.00 per day; and
4. a charge of $55.00 per hour to review tenant files.

The Corporation will also charge $55.00 per hour with a $55.00 minimum to review documents forwarded to the Corporation to correct noncompliance. In addition, the Corporation will assess a late fee of $100.00 per day, per development, for every day annual certification documents are received after July 1st deadline of each calendar year. Any additional expenses incurred by the Corporation as it relates to an owner's noncompliance shall be the responsibility of the owner.

In addition to the above, the division will charge fifty-five ($55) per hour plus .15 cents a copy to cover the cost of researching and processing of an owner's request for HTC information (i.e., copies of 8823's filed, rent roll reports, compliance status, etc.).

Please Note: All non-compliance fees must be received by the Corporation before any noncompliance event and/or issue will be corrected with the Internal Revenue Service.

5.11 LEGAL AND PROFESSIONAL COSTS

If the Corporation shall incur legal fees or other expenses in enforcing its rights and/or remedies, or the owner's obligation, under the Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits or these monitoring procedures, the owner shall reimburse the Corporation for those fees and other expenses within ten (10) days of receipt of written demand thereof.

5.12 LIABILITY

Compliance with requirements of Section 42 is the responsibility of the owner of the project for which the tax credit is allowable. The Corporation's obligations to monitor for compliance with the requirements of Section 42 does not make the Corporation or the State of Mississippi liable for an owner's noncompliance. The Corporation or the State of Mississippi shall not be held liable for any expenses or losses incurred by the owner for failure to adhere to the Declaration of Land Use Restrictive Covenants, the requirements of Section 42 or the monitoring procedures established by the Corporation for Mississippi's Tax Credit Program.

5.13 TECHNICAL ASSISTANCE

The Corporation offers technical assistance on an as needed basis. Technical assistance is available to owners, developers, managing agents and/or staff via one-on-one trainings, group trainings, conference calls and/or quarterly compliance briefings at the MHC. All technical assistance trainings, other than the quarterly briefings, are available free of charge, twice a month, by appointment and availability.

Effective January 2002, the Compliance Division will begin hosting Compliance Monitoring Briefings on a quarterly basis at the office of the Mississippi Home Corporation. These briefings will allow any party interested in developing or managing a HTC development or seeking to obtain a broader knowledge of the HTC program information on:

- Understanding Federal regulations as it relates to determining tenant eligibility
- Understanding specific program rules implemented by the Corporation
- Developing an effective rental application and getting the information you need
- Income and Rent Limits
- Income Verifications
- Annual Income and Asset Verification
- How to complete the Corporation required Forms and Documentation
- Other topics which the Corporation or representative of may deem necessary to satisfy and/or maintain compliance.

Each of the quarterly briefing will be open to the public and seating will be available on a first come first serve basis. ***Please note, MHC reserves the right to limit the number of briefings conducted per year.*** For additional information on the Compliance Briefing, contact the Compliance Division at 601.718.4642.

Please note: No group and/or conference training request will be granted during the months of November and December.

CHAPTER 6

FAIR HOUSING

6.1 BACKGROUND

State Housing Finance Agencies who administer the Housing Tax Credit Program have been advised to include language as part of their Qualified Allocation Plan that addresses Fair Housing requirements. All tax credit projects, as well as other housing in the United States, are covered by the U.S. Department of Housing and Urban Development ("HUD"), Fair Housing Legislation.

6.2 PURPOSE

In 1988, Congress passed the Fair Housing Amendments Act as a supplement to Title VIII of the Civil rights Act of 1968, commonly known as The Federal Fair Housing Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. The Fair Housing Act establishes design and construction requirements for multifamily housing built for first occupancy after March 31, 1991. The law provides that failure to design and construct certain multifamily dwellings to include certain features of accessible design will be regarded as unlawful discrimination.

Under the Fair Housing Act, it is illegal to discriminate in the sale, rental, financing, advertising or operation of housing. It is also illegal to discriminate in residential lending decisions and to make discriminatory statements in advertising. The law covers both private housing providers and housing providers who receive financial assistance from HUD.

6.3 GENERAL PROVISIONS

The Fair Housing Act covers most types of housing. The broad objective of the Fair Housing Act is to prohibit discrimination in housing because of a person's race, color, national origin, religion, sec, familial status, or disability.

The Fair Housing act includes two important provisions: (1) a provision making it un-awful to refuse to make reasonable accommodations in rules, policies, practices, and services when necessary to allow the resident with a disability equal opportunity to use the property and its amenities; and (2), a provision making it unlawful to refuse to permit residents with disabilities to make reasonable modifications to their dwelling unit or to the public common use area, at the residents' cost.

In some circumstances it exempts owner occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

A. Reasonable Accommodations

- In buildings with a "no pets" rule, that rule must be waived for a person with a visual impairment who uses a service dog, or for other persons who uses a service dog, or for other persons who use service animals.
- In buildings that provide parking spaces for residents on a "first come, first served" basis, reserved parking spaces must be provided, if requested by a resident with a disability who may need them.

B. Reasonable Modifications

When a resident wishes to modify a dwelling unit under the reasonable modification provisions of the Fair Housing Act, the resident may do so. The landlord or manager may require that the modifications be completed in a professional manner under the applicable building codes, and may also require that the resident agree to restore the interior of the dwelling to the condition that existed before the modification, with reasonable wear and tear excepted.

Landlords may not require that modifications be restored that would be unreasonable (i.e., modifications that no way affect the next resident's enjoyment of the premises). For example, if a resident who uses a wheelchair finds that the bathroom door in the dwelling unit is too narrow to allow his or her wheelchair to pass, the landlord must give permission for the door to be widened, at the resident's expense. The landlord may not require the doorway be narrowed at the end of the resident's tenancy because the wider doorway will not interfere with the next resident's use of the dwelling.

Residents may also make modifications to the public and common use spaces. For instance, in an existing development it would be considered reasonable for a resident who uses a wheelchair to have a ramp built to gain access to an on-site laundry facility. If a resident cannot afford such a modification, the resident may ask a friend to do his or her laundry in the laundry room, and the landlord must waive any rule that prohibits nonresidents from gaining access to the laundry room.

6.4 ACCESSIBILITY GUIDELINES

The Seven Technical Accessibility Requirements for covered buildings, based on the Fair Housing Act of 1968, as amended, are:

1. **Accessible Entrance on an Accessible Route**
2. **Accessible Public and Common Areas**
3. **Usable Doors**
4. **Accessible Routes Into and Through the Dwelling Unit**
5. **Accessible Light Switches, Electrical Outlets, and Environmental Controls**
6. **Reinforced Walls in Bathroom**
7. **Usable Kitchens and Bathrooms**

6.5 LAWS THAT MANDATE ACCESSIBILITY

Certain dwellings, as well as certain public and common use areas, may be covered by several of the laws listed below to ensure nondiscrimination against people with disabilities. The law covers both in the design of the built environment and in the manner that programs are conducted.

1. Section 504 of the Rehabilitation Act (1973)

Under Section 504 of the Rehabilitation Act of 1973, as amended, no otherwise qualified individual with a disability may be discriminated against in any program or activity receiving federal financial assistance. The purpose of Section 504 is to eliminate discriminatory behavior toward people with disabilities and to provide physical accessibility, thus ensuring that people with disabilities will have the same opportunities in federally funded programs as do people without disabilities.

Program accessibility may be achieved by modifying an existing facility or by moving the program to an accessible location, or by making other accommodations, including construction of new buildings. HUD's final regulation for Section 504 may be found at 24 CFR, Part 8. Generally, the Uniform Federal Accessibility Standards (UFAS) is the design standard for providing physical accessibility, although other standards that provide equivalent or greater accessibility may be used.

2. The Fair Housing Act of 1968, as Amended

(refer to section 6.2, for additional information)

3. The Americans with Disabilities Act (1990)

The American with Disabilities Act (ADA) is a broad civil rights law that guarantees equal opportunity for individuals with disabilities in employment, public accommodations, transportation, state and local government services, and telecommunications. Title II of the ADA applies to all programs, services, and activities provided or made available by public entities. With respect to housing, this includes, for example, public housing and housing provided for sate colleges and universities.

4. **State and Local Codes**

All states and many cities and counties have developed their own building codes for accessibility, usually based in whole or in part on the specifications contained in the major national standards such as ANSI (American National Standard for Buildings and Facilities) and UFAS. Many states also have nondiscrimination and fair housing laws similar to the Fair Housing Act and the Americans with Disabilities Act.

When local codes differ from the national standard, either in scope or technical specification, the general rule is that the more stringent requirement should be followed.

6.6 FAIR HOUSING ENFORCEMENT AGENCY

The U.S. Department of Housing and Urban Development (HUD) is the federal enforcement agency for compliance with the Fair Housing Act.

Designers and builders were guided by the requirements of the ANSI A117.1-1986, American National Standard for Buildings and Facilities providing Accessibility and Usability for physically Handicapped People, until March 6, 1991. The Fair Housing Accessibility Guidelines were published on March 6, 1991 (56 Federal Register 9472-9515, 24 CFR Chapter I, Subchapter A, Appendix II and III). The Guidelines provide technical guidance on designing dwelling units as required by the Fair Housing Act. These Guidelines are not mandatory, but are intended to provide a safe harbor for compliance with the accessibility requirements of the Fair Housing Act.

The Guidelines published on March 6, 1991, remain unchanged. However, on June 28, 1994, HUD published a supplemental notice to the Guidelines, "Supplement to Notice of Fair Hosing Accessibility Guidelines: Questions and Answers About the Guidelines." This supplemental notice reproduces questions that have been most frequently asked by members of the public, and HUD's answers to those questions.

Under the Fair Housing Act, HUD is not required to review builders' plans or issue a certification of compliance with the Fair Housing Act. The burden of compliance rests with the persons or persons who design and construct covered multifamily dwellings. HUD or an individual who thinks he or she may have been discriminated against may file a complaint against the building owner, the architect, the contractor, and any other persons involved in the design and construction of the building.

6.7 FAIR HOUSING CONTACT

For additional information regarding Fair Housing accessibility requirements you may contact your local Fair Housing Representative (HUD Office) or call the Washington, DC Office at 1-800-343-FHIC (3442) or (202) 708-2618.

Source: Some of the information for Chapter VI, Fair Housing, were acknowledged from the Fair Housing Act Design Manual, designed and developed by Barrier Free Environments, Inc., Raleigh, North Carolina for The U.S. Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity and The Office of Housing, August, 1996.

FEDERAL REGULATION #1

SECTION 42 OF THE INTERNAL REVENUE CODE

Sec. 42. Low-income housing credit

TITLE 26, Subtitle A, CHAPTER 1, Subchapter A, PART IV, Subpart D, Sec. 42

STATUTE

(a) In general
For purposes of section 38, the amount of the low-income housing credit determined under this section for any taxable year in the credit period shall be an amount equal to -
- (1) the applicable percentage of
- (2) the qualified basis of each qualified low-income building.

(b) Applicable percentage: 70 percent present value credit for certain new buildings; 30 percent present value credit for certain other buildings
For purposes of this section -
- (1) Building placed in service during 1987
  In the case of any qualified low-income building placed in service by the taxpayer during 1987, the term "applicable percentage" means -
  - (A) 9 percent for new buildings which are not federally subsidized for the taxable year, or
  - (B) 4 percent for -
    - (i) new buildings which are federally subsidized for the taxable year, and
    - (ii) existing buildings.
- (2) Buildings placed in service after 1987
  - (A) In general
    In the case of any qualified low-income building placed in service by the taxpayer after 1987, the term "applicable percentage" means the appropriate percentage prescribed by the Secretary for the earlier of -
    - (i) the month in which such building is placed in service, or
    - (ii) at the election of the taxpayer -
      - (I) the month in which the taxpayer and the housing credit agency enter into an agreement with respect to such building (which is binding on such agency, the taxpayer, and all successors in interest) as to the housing credit dollar amount to be allocated to such building, or
      - (II) in the case of any building to which subsection (h)(4)(B) applies, the month in which the tax-exempt obligations are issued. A month may be elected under clause (ii) only if the election is made not later than the 5th day after the close of such month. Such an election, once made, shall be irrevocable.
  - (B) Method of prescribing percentages
    The percentages prescribed by the Secretary for any month shall be percentages which will yield over a 10-year period amounts of credit under subsection (a) which have a present value equal to -
    - (i) 70 percent of the qualified basis of a building described in paragraph (1)(A),

and
(ii) 30 percent of the qualified basis of a building described in paragraph (1)(B).
(C) Method of discounting
The present value under subparagraph (B) shall be determined -
(i) as of the last day of the 1st year of the 10-year period referred to in subparagraph (B).
(ii) by using a discount rate equal to 72 percent of the average of the annual Federal mid-term rate and the annual Federal long-term rate applicable under section 1274(d)(1) to the month applicable under clause (i) or (ii) of subparagraph (A) and compounded annually, and
(iii) by assuming that the credit allowable under this section for any year is received on the last day of such year.
(3) Cross references
(A) For treatment of certain rehabilitation expenditures as separate new buildings, see subsection (e).
(B) For determination of applicable percentage for increases in qualified basis after the 1st year of the credit period, see subsection (f)(3).
(C) For authority of housing credit agency to limit applicable percentage and qualified basis which may be taken into account under this section with respect to any building, see subsection (h)(7).
(c) Qualified basis; qualified low-income building
For purposes of this section -
(1) Qualified basis
(A) Determination
The qualified basis of any qualified low-income building for any taxable year is an amount equal to -
(i) the applicable fraction (determined as of the close of such taxable year) of
(ii) the eligible basis of such building (determined under subsection (d)(5)).
(B) Applicable fraction
For purposes of subparagraph (A), the term "applicable fraction" means the smaller of the unit fraction or the floor space fraction.
(C) Unit fraction
For purposes of subparagraph (B), the term "unit fraction" means the fraction -
(i) the numerator of which is the number of low-income units in the building, and
(ii) the denominator of which is the number of residential rental units (whether or not occupied) in such building.
(D) Floor space fraction
For purposes of subparagraph (B), the term "floor space fraction" means the fraction -
(i) the numerator of which is the total floor space of the low-income units in such building, and
(ii) the denominator of which is the total floor space of the residential rental units (whether or not occupied) in such building.
(E) Qualified basis to include portion of building used to provide supportive services for homeless
In the case of a qualified low-income building described in subsection (i)(3)(B)(iii), the qualified basis of such building for any taxable year shall be increased by the lesser of -

(i) so much of the eligible basis of such building as is used throughout the year to provide supportive services designed to assist tenants in locating and retaining permanent housing, or

(ii) 20 percent of the qualified basis of such building (determined without regard to this subparagraph).

(2) Qualified low-income building

The term "qualified low-income building" means any building -

(A) which is part of a qualified low-income housing project at all times during the period -

(i) beginning on the 1st day in the compliance period on which such building is part of such a project, and

(ii) ending on the last day of the compliance period with respect to such building, and

(B) to which the amendments made by section 201(a) of the Tax Reform Act of 1986 apply. Such term does not include any building with respect to which moderate rehabilitation assistance is provided, at any time during the compliance period, under section 8(e)(2) (FOOTNOTE 1) of the United States Housing Act of 1937 (other than assistance under the Stewart B. McKinney Homeless Assistance Act of 1988 (as in effect on the date of the enactment of this sentence)). (FOOTNOTE 1) See References in Text note below.

(d) Eligible basis

For purposes of this section -

(1) New buildings

The eligible basis of a new building is its adjusted basis as of the close of the 1st taxable year of the credit period.

(2) Existing buildings

(A) In general

The eligible basis of an existing building is -

(i) in the case of a building which meets the requirements of subparagraph (B), its adjusted basis as of the close of the 1st taxable year of the credit period, and

(ii) zero in any other case.

(B) Requirements

A building meets the requirements of this subparagraph if -

(i) the building is acquired by purchase (as defined in section 179(d)(2)),

(ii) there is a period of at least 10 years between the date of its acquisition by the taxpayer and the later of -

(I) the date the building was last placed in service, or

(II) the date of the most recent nonqualified substantial improvement of the building,

(iii) the building was not previously placed in service by the taxpayer or by any person who was a related person with respect to the taxpayer as of the time previously placed in service, and

(iv) except as provided in subsection (f)(5), a credit is allowable under subsection (a) by reason of subsection (e) with respect to the building.

(C) Adjusted basis

For purposes of subparagraph (A), the adjusted basis of any building shall not include so much of the basis of such building as is determined by reference to the basis of other property held at any time by the person acquiring the building.

(D) Special rules for subparagraph (B)

(i) Nonqualified substantial improvement

For purposes of subparagraph (B)(ii) -

(I) In general

The term "nonqualified substantial improvement" means any substantial improvement if section 167(k) (as in effect on the day before the date of the enactment of the Revenue Reconciliation Act of 1990) was elected with respect to such improvement or section 168 (as in effect on the day before the date of the enactment of the Tax Reform Act of 1986) applied to such improvement.

(II) Date of substantial improvement

The date of a substantial improvement is the last day of the 24-month period referred to in subclause (III).

(III) Substantial improvement

The term "substantial improvement" means the improvements added to capital account with respect to the building during any 24-month period, but only if the sum of the amounts added to such account during such period equals or exceeds 25 percent of the adjusted basis of the building (determined without regard to paragraphs (2) and (3) of section 1016(a)) as of the 1st day of such period.

(ii) Special rules for certain transfers

For purposes of determining under subparagraph (B)(ii) when a building was last placed in service, there shall not be taken into account any placement in service -

(I) in connection with the acquisition of the building in a transaction in which the basis of the building in the hands of the person acquiring it is determined in whole or in part by reference to the adjusted basis of such building in the hands of the person from whom acquired,

(II) by a person whose basis in such building is determined under section 1014(a) (relating to property acquired from a decedent),

(III) by any governmental unit or qualified nonprofit organization (as defined in subsection (h)(5)) if the requirements of subparagraph (B)(ii) are met with respect to the placement in service by such unit or organization and all the income from such property is exempt from Federal income taxation,

(IV) by any person who acquired such building by foreclosure (or by instrument in lieu of foreclosure) of any purchase-money security interest held by such person if the requirements of subparagraph (B)(ii) are met with respect to the placement in service by such person and such building is resold within 12 months after the date such building is placed in service by such person after such foreclosure, or

(V) of a single-family residence by any individual who owned and used such residence for no other purpose than as his principal residence.

(iii) Related person, etc.

(I) Application of section 179

For purposes of subparagraph (B)(i), section 179(d) shall be applied by substituting "10 percent" for "50 percent" in section (FOOTNOTE 2) 267(b) and 707(b) and in section 179(b)(7). (FOOTNOTE 2) So in original. Probably should be "sections".

(II) Related person
For purposes of subparagraph (B)(iii), a person (hereinafter in this subclause referred to as the "related person") is related to any person if the related person bears a relationship to such person specified in section 267(b) or 707(b)(1), or the related person and such person are engaged in trades or businesses under common control (within the meaning of subsections (a) and (b) of section 52). For purposes of the preceding sentence, in applying section 267(b) or 707(b)(1), "10 percent" shall be substituted for "50 percent".

(3) Eligible basis reduced where disproportionate standards for units

(A) In general
Except as provided in subparagraph (B), the eligible basis of any building shall be reduced by an amount equal to the portion of the adjusted basis of the building which is attributable to residential rental units in the building which are not low-income units and which are above the average quality standard of the low-income units in the building.

(B) Exception where taxpayer elects to exclude excess costs

(i) In general
Subparagraph (A) shall not apply with respect to a residential rental unit in a building which is not a low-income unit if -

(I) the excess described in clause (ii) with respect to such unit is not greater than 15 percent of the cost described in clause (ii)(II), and

(II) the taxpayer elects to exclude from the eligible basis of such building the excess described in clause (ii) with respect to such unit.

(ii) Excess
The excess described in this clause with respect to any unit is the excess of -

(I) the cost of such unit, over

(II) the amount which would be the cost of such unit if the average cost per square foot of low-income units in the building were substituted for the cost per square foot of such unit. The Secretary may by regulation provide for the determination of the excess under this clause on a basis other than square foot costs.

(4) Special rules relating to determination of adjusted basis
For purposes of this subsection -

(A) In general
Except as provided in subparagraph (B), the adjusted basis of any building shall be determined without regard to the adjusted basis of any property which is not residential rental property.

(B) Basis of property in common areas, etc., included
The adjusted basis of any building shall be determined by taking into account the adjusted basis of property (of a character subject to the allowance for depreciation) used in common areas or provided as comparable amenities to all residential rental units in such building.

(C) No reduction for depreciation
The adjusted basis of any building shall be determined without regard to paragraphs (2) and (3) of section 1016(a).

(5) Special rules for determining eligible basis

(A) Eligible basis reduced by Federal grants

If, during any taxable year of the compliance period, a grant is made with respect to any building or the operation thereof and any portion of such grant is funded with Federal funds (whether or not includible in gross income), the eligible basis of such building for such taxable year and all succeeding taxable years shall be reduced by the portion of such grant which is so funded.

(B) Eligible basis not to include expenditures where section 167(k) elected

The eligible basis of any building shall not include any portion of its adjusted basis which is attributable to amounts with respect to which an election is made under section 167(k) (as in effect on the day before the date of the enactment of the Revenue Reconciliation Act of 1990).

(C) Increase in credit for buildings in high cost areas

(i) In general

In the case of any building located in a qualified census tract or difficult development area which is designated for purposes of this subparagraph -

(I) in the case of a new building, the eligible basis of such building shall be 130 percent of such basis determined without regard to this subparagraph, and

(II) in the case of an existing building, the rehabilitation expenditures taken into account under subsection (e) shall be 130 percent of such expenditures determined without regard to this subparagraph.

(ii) Qualified census tract

(I) In general

The term "qualified census tract" means any census tract which is designated by the Secretary of Housing and Urban Development and, for the most recent year for which census data are available on household income in such tract, in which 50 percent or more of the households have an income which is less than 60 percent of the area median gross income for such year. If the Secretary of Housing and Urban Development determines that sufficient data for any period are not available to apply this clause on the basis of census tracts, such Secretary shall apply this clause for such period on the basis of enumeration districts.

(II) Limit on MSA's designated

The portion of a metropolitan statistical area which may be designated for purposes of this subparagraph shall not exceed an area having 20 percent of the population of such metropolitan statistical area.

(III) Determination of areas

For purposes of this clause, each metropolitan statistical area shall be treated as a separate area and all nonmetropolitan areas in a State shall be treated as 1 area.

(iii) Difficult development areas

(I) In general

The term "difficult development areas" means any area designated by the Secretary of Housing and Urban Development as an area which has high construction, land, and utility costs relative to area median gross income.

(II) Limit on areas designated

The portions of metropolitan statistical areas which may be designated for purposes of this subparagraph shall not exceed an aggregate area having 20 percent of the population of such metropolitan statistical areas. A comparable rule shall apply to nonmetropolitan areas.

(iv) Special rules and definitions
For purposes of this subparagraph -

(I) population shall be determined on the basis of the most recent decennial census for which data are available,

(II) area median gross income shall be determined in accordance with subsection (g)(4),

(III) the term "metropolitan statistical area" has the same meaning as when used in section 143(k)(2)(B), and

(IV) the term "nonmetropolitan area" means any county (or portion thereof) which is not within a metropolitan statistical area.

(6) Credit allowable for certain federally-assisted buildings acquired during 10-year period described in paragraph (2)(B)(ii)

(A) In general
On application by the taxpayer, the Secretary (after consultation with the appropriate Federal official) may waive paragraph (2)(B)(ii) with respect to any federally-assisted building if the Secretary determines that such waiver is necessary -

(i) to avert an assignment of the mortgage secured by property in the project (of which such building is a part) to the Department of Housing and Urban Development or the Farmers Home Administration, or

(ii) to avert a claim against a Federal mortgage insurance fund (or such Department or Administration) with respect to a mortgage which is so secured. The preceding sentence shall not apply to any building described in paragraph (7)(B).

(B) Federally-assisted building
For purposes of subparagraph (A), the term "federally-assisted building" means any building which is substantially assisted, financed, or operated under -

(i) section 8 of the United States Housing Act of 1937,

(ii) section 221(d)(3) or 236 of the National Housing Act, or

(iii) section 515 of the Housing Act of 1949, as such Acts are in effect on the date of the enactment of the Tax Reform Act of 1986.

(C) Low-income buildings where mortgage may be prepaid
A waiver may be granted under subparagraph (A) (without regard to any clause thereof) with respect to a federally-assisted building described in clause (ii) or (iii) of subparagraph (B) if -

(i) the mortgage on such building is eligible for prepayment under subtitle B of the Emergency Low Income Housing Preservation Act of 1987 or under section 502(c) of the Housing Act of 1949 at any time within 1 year after the date of the application for such a waiver,

(ii) the appropriate Federal official certifies to the Secretary that it is reasonable to expect that, if the waiver is not granted, such building will cease complying with its low-income occupancy requirements, and

(iii) the eligibility to prepay such mortgage without the approval of the appropriate Federal official is waived by all persons who are so eligible and such waiver is binding on all successors of such persons.

(D) Buildings acquired from insured depository institutions in default

A waiver may be granted under subparagraph (A) (without regard to any clause thereof) with respect to any building acquired from an insured depository institution in default (as defined in section 3 of the Federal Deposit Insurance Act) or from a receiver or conservator of such an institution.

(E) Appropriate Federal official

For purposes of subparagraph (A), the term "appropriate Federal official" means -

(i) the Secretary of Housing and Urban Development in the case of any building described in subparagraph (B) by reason of clause (i) or (ii) thereof, and

(ii) the Secretary of Agriculture in the case of any building described in subparagraph (B) by reason of clause (iii) thereof.

(7) Acquisition of building before end of prior compliance period

(A) In general

Under regulations prescribed by the Secretary, in the case of a building described in subparagraph (B) (or interest therein) which is acquired by the taxpayer -

(i) paragraph (2)(B) shall not apply, but

(ii) the credit allowable by reason of subsection (a) to the taxpayer for any period after such acquisition shall be equal to the amount of credit which would have been allowable under subsection (a) for such period to the prior owner referred to in subparagraph (B) had such owner not disposed of the building.

(B) Description of building

A building is described in this subparagraph if -

(i) a credit was allowed by reason of subsection (a) to any prior owner of such building, and

(ii) the taxpayer acquired such building before the end of the compliance period for such building with respect to such prior owner (determined without regard to any disposition by such prior owner).

(e) Rehabilitation expenditures treated as separate new building

(1) In general

Rehabilitation expenditures paid or incurred by the taxpayer with respect to any building shall be treated for purposes of this section as a separate new building.

(2) Rehabilitation expenditures

For purposes of paragraph (1) -

(A) In general

The term "rehabilitation expenditures" means amounts chargeable to capital account and incurred for property (or additions or improvements to property) of a character subject to the allowance for depreciation in connection with the rehabilitation of a building.

(B) Cost of acquisition, etc. (FOOTNOTE 3) not included (FOOTNOTE 3) So in original. Probably should be "etc.,".

Such term does not include the cost of acquiring any building (or interest therein) or any amount not permitted to be taken into account under paragraph (3) or (4) of subsection (d).

(3) Minimum expenditures to qualify

(A) In general

Paragraph (1) shall apply to rehabilitation expenditures with respect to any building only if -

(i) the expenditures are allocable to 1 or more low-income units or substantially benefit such units, and

(ii) the amount of such expenditures during any 24-month period meets the requirements of whichever of the following subclauses requires the greater amount of such expenditures:

(I) The requirement of this subclause is met if such amount is not less than 10 percent of the adjusted basis of the building (determined as of the 1st day of such period and without regard to paragraphs (2) and (3) of section 1016(a)).

(II) The requirement of this subclause is met if the qualified basis attributable to such amount, when divided by the number of low-income units in the building, is $3,000 or more.

(B) Exception from 10 percent rehabilitation

In the case of a building acquired by the taxpayer from a governmental unit, at the election of the taxpayer, subparagraph (A)(ii)(I) shall not apply and the credit under this section for such rehabilitation expenditures shall be determined using the percentage applicable under subsection (b)(2)(B)(ii).

(C) Date of determination

The determination under subparagraph (A) shall be made as of the close of the 1st taxable year in the credit period with respect to such expenditures.

(4) Special rules

For purposes of applying this section with respect to expenditures which are treated as a separate building by reason of this subsection -

(A) such expenditures shall be treated as placed in service at the close of the 24-month period referred to in paragraph (3)(A), and

(B) the applicable fraction under subsection (c)(1) shall be the applicable fraction for the building (without regard to paragraph (1)) with respect to which the expenditures were incurred. Nothing in subsection (d)(2) shall prevent a credit from being allowed by reason of this subsection.

(5) No double counting

Rehabilitation expenditures may, at the election of the taxpayer, be taken into account under this subsection or subsection (d)(2)(A)(i) but not under both such subsections.

(6) Regulations to apply subsection with respect to group of units in building

The Secretary may prescribe regulations, consistent with the purposes of this subsection, treating a group of units with respect to which rehabilitation expenditures are incurred as a separate new building.

(f) Definition and special rules relating to credit period

(1) Credit period defined

For purposes of this section, the term "credit period" means, with respect to any building, the period of 10 taxable years beginning with -

(A) the taxable year in which the building is placed in service, or

(B) at the election of the taxpayer, the succeeding taxable year, but only if the building is a qualified low-income building as of the close of the 1st year of such period. The election under subparagraph (B), once made, shall be irrevocable.

(2) Special rule for 1st year of credit period

(A) In general

The credit allowable under subsection (a) with respect to any building for the 1st taxable year of the credit period shall be determined by substituting for the applicable fraction under subsection (c)(1) the fraction -

(i) the numerator of which is the sum of the applicable fractions determined under subsection (c)(1) as of the close of each full month of such year during which such building was in service, and

(ii) the denominator of which is 12.

(B) Disallowed 1st year credit allowed in 11th year

Any reduction by reason of subparagraph (A) in the credit allowable (without regard to subparagraph (A)) for the 1st taxable year of the credit period shall be allowable under subsection (a) for the 1st taxable year following the credit period.

(3) Determination of applicable percentage with respect to increases in qualified basis after 1st year of credit period

(A) In general

In the case of any building which was a qualified low-income building as of the close of the 1st year of the credit period, if -

(i) as of the close of any taxable year in the compliance period (after the 1st year of the credit period) the qualified basis of such building exceeds

(ii) the qualified basis of such building as of the close of the 1st year of the credit period, the applicable percentage which shall apply under subsection (a) for the taxable year to such excess shall be the percentage equal to 2/3 of the applicable percentage which (after the application of subsection (h)) would but for this paragraph apply to such basis.

(B) 1st year computation applies

A rule similar to the rule of paragraph (2)(A) shall apply to any increase in qualified basis to which subparagraph (A) applies for the 1st year of such increase.

(4) Dispositions of property

If a building (or an interest therein) is disposed of during any year for which credit is allowable under subsection (a), such credit shall be allocated between the parties on the basis of the number of days during such year the building (or interest) was held by each. In any such case, proper adjustments shall be made in the application of subsection (j).

(5) Credit period for existing buildings not to begin before rehabilitation credit allowed

(A) In general

The credit period for an existing building shall not begin before the 1st taxable year of the credit period for rehabilitation expenditures with respect to the building.

(B) Acquisition credit allowed for certain buildings not allowed a rehabilitation credit

(i) In general

In the case of a building described in clause (ii) -

(I) subsection (d)(2)(B)(iv) shall not apply, and

(II) the credit period for such building shall not begin before the taxable year which would be the 1st taxable year of the credit period for rehabilitation expenditures with respect to the building under the modifications described in clause (ii)(II).

(ii) Building described

A building is described in this clause if -

(I) a waiver is granted under subsection (d)(6)(C) with respect to the acquisition of the building, and

(II) a credit would be allowed for rehabilitation expenditures with respect to such building if subsection (e)(3)(A)(ii)(I) did not apply and if subsection (e)(3)(A)(ii)(II) were applied by substituting "$2,000" for "$3,000".

(g) Qualified low-income housing project

For purposes of this section -

(1) In general

The term "qualified low-income housing project" means any project for residential rental property if the project meets the requirements of subparagraph (A) or (B) whichever is elected by the taxpayer:

(A) 20-50 test

The project meets the requirements of this subparagraph if 20 percent or more of the residential units in such project are both rent-restricted and occupied by individuals whose income is 50 percent or less of area median gross income.

(B) 40-60 test

The project meets the requirements of this subparagraph if 40 percent or more of the residential units in such project are both rent-restricted and occupied by individuals whose income is 60 percent or less of area median gross income. Any election under this paragraph, once made, shall be irrevocable. For purposes of this paragraph, any property shall not be treated as failing to be residential rental property merely because part of the building in which such property is located is used for purposes other than residential rental purposes.

(2) Rent-restricted units

(A) In general

For purposes of paragraph (1), a residential unit is rent-restricted if the gross rent with respect to such unit does not exceed 30 percent of the imputed income limitation applicable to such unit. For purposes of the preceding sentence, the amount of the income limitation under paragraph (1) applicable for any period shall not be less than such limitation applicable for the earliest period the building (which contains the unit) was included in the determination of whether the project is a qualified low-income housing project.

(B) Gross rent

For purposes of subparagraph (A), gross rent -

(i) does not include any payment under section 8 of the United States Housing Act of 1937 or any comparable rental assistance program (with respect to such unit or occupants thereof),

(ii) includes any utility allowance determined by the Secretary after taking into account such determinations under section 8 of the United States Housing Act of 1937,

(iii) does not include any fee for a supportive service which is paid to the owner of the unit (on the basis of the low-income status of the tenant of the unit) by any governmental program of assistance (or by an organization described in section 501(c)(3) and exempt from tax under section 501(a)) if such program (or organization) provides assistance for rent and the amount of assistance provided for rent is not separable from the amount of assistance provided for supportive services, and

(iv) does not include any rental payment to the owner of the unit to the extent such owner pays an equivalent amount to the Farmers' Home Administration under section 515 of the Housing Act of 1949. For purposes of clause (iii), the term "supportive service" means any service provided under a planned program of services designed to enable residents of a residential rental property to remain independent and avoid placement in a hospital, nursing home, or intermediate care facility for the mentally or physically handicapped. In the case of a single-room occupancy unit or a building described in subsection (i)(3)(B)(iii), such term includes any service provided to assist tenants in locating and retaining permanent housing.

(C) Imputed income limitation applicable to unit

For purposes of this paragraph, the imputed income limitation applicable to a unit is the income limitation which would apply under paragraph (1) to individuals occupying the unit if the number of individuals occupying the unit were as follows:

(i) In the case of a unit which does not have a separate bedroom, 1 individual.

(ii) In the case of a unit which has 1 or more separate bedrooms, 1.5 individuals for each separate bedroom. In the case of a project with respect to which a credit is allowable by reason of this section and for which financing is provided by a bond described in section 142(a)(7), the imputed income limitation shall apply in lieu of the otherwise applicable income limitation for purposes of applying section 142(d)(4)(B)(ii).

(D) Treatment of units occupied by individuals whose incomes rise above limit

(i) In general

Except as provided in clause (ii), notwithstanding an increase in the income of the occupants of a low-income unit above the income limitation applicable under paragraph (1), such unit shall continue to be treated as a low-income unit if the income of such occupants initially met such income limitation and such unit continues to be rent-restricted.

(ii) Next available unit must be rented to low-income tenant if income rises above 140 percent of income limit

If the income of the occupants of the unit increases above 140 percent of the income limitation applicable under paragraph (1), clause (i) shall cease to apply to such unit if any residential rental unit in the building (of a size comparable to, or smaller than, such unit) is occupied by a new resident whose income exceeds such income limitation. In the case of a project described in section 142(d)(4)(B), the preceding sentence shall be applied by substituting "170 percent" for "140 percent" and by substituting "any low-income unit in the building is occupied by a new resident whose income exceeds 40 percent of area median gross income" for "any residential unit in the building (of a size comparable to, or smaller than, such unit) is occupied by a new resident whose income exceeds such income limitation".

(E) Units where Federal rental assistance is reduced as tenant's income increases

If the gross rent with respect to a residential unit exceeds the limitation under subparagraph (A) by reason of the fact that the income of the occupants thereof exceeds the income limitation applicable under paragraph (1), such unit shall, nevertheless, be treated as a rent-restricted unit for purposes of paragraph (1) if -

(i) a Federal rental assistance payment described in subparagraph (B)(i) is made with respect to such unit or its occupants, and

(ii) the sum of such payment and the gross rent with respect to such unit does not exceed the sum of the amount of such payment which would be made and the gross rent which would be payable with respect to such unit if -

(I) the income of the occupants thereof did not exceed the income limitation applicable under paragraph (1), and

(II) such units were rent-restricted within the meaning of subparagraph (A). The preceding sentence shall apply to any unit only if the result described in clause (ii) is required by Federal statute as of the date of the enactment of this subparagraph and as of the date the Federal rental assistance payment is made.

(3) Date for meeting requirements

(A) In general

Except as otherwise provided in this paragraph, a building shall be treated as a qualified low-income building only if the project (of which such building is a part) meets the requirements of paragraph (1) not later than the close of the 1st year of the credit period for such building.

(B) Buildings which rely on later buildings for qualification

(i) In general

In determining whether a building (hereinafter in this subparagraph referred to as the "prior building") is a qualified low-income building, the taxpayer may take into account 1 or more additional buildings placed in service during the 12-month period described in subparagraph (A) with respect to the prior building only if the taxpayer elects to apply clause (ii) with respect to each additional building taken into account.

(ii) Treatment of elected buildings

In the case of a building which the taxpayer elects to take into account under clause (i), the period under subparagraph (A) for such building shall end at the close of the 12-month period applicable to the prior building.

(iii) Date prior building is treated as placed in service

For purposes of determining the credit period and the compliance period for the prior building, the prior building shall be treated for purposes of this section as placed in service on the most recent date any additional building elected by the taxpayer (with respect to such prior building) was placed in service.

(C) Special rule

A building -

(i) other than the 1st building placed in service as part of a project, and

(ii) other than a building which is placed in service during the 12-month period described in subparagraph (A) with respect to a prior building which becomes a qualified low-income building, shall in no event be treated as a qualified low-income building unless the project is a qualified low-income housing project (without regard to such building) on the date such building is placed in service.

(D) Projects with more than 1 building must be identified

For purposes of this section, a project shall be treated as consisting of only 1 building unless, before the close of the 1st calendar year in the project period (as defined in subsection (h)(1)(F)(ii)), each building which is (or will be) part of such project is identified in such form and manner as the Secretary may provide.

(4) Certain rules made applicable

Paragraphs (2) (other than subparagraph (A) thereof), (3), (4), (5), (6), and (7) of section

142(d), and section 6652(j), shall apply for purposes of determining whether any project is a qualified low-income housing project and whether any unit is a low-income unit; except that, in applying such provisions for such purposes, the term "gross rent" shall have the meaning given such term by paragraph (2)(B) of this subsection.

(5) Election to treat building after compliance period as not part of a project

For purposes of this section, the taxpayer may elect to treat any building as not part of a qualified low-income housing project for any period beginning after the compliance period for such building.

(6) Special rule where de minimis equity contribution

Property shall not be treated as failing to be residential rental property for purposes of this section merely because the occupant of a residential unit in the project pays (on a voluntary basis) to the lessor a de minimis amount to be held toward the purchase by such occupant of a residential unit in such project if -

(A) all amounts so paid are refunded to the occupant on the cessation of his occupancy of a unit in the project, and

(B) the purchase of the unit is not permitted until after the close of the compliance period with respect to the building in which the unit is located. Any amount paid to the lessor as described in the preceding sentence shall be included in gross rent under paragraph (2) for purposes of determining whether the unit is rent-restricted.

(7) Scattered site projects

Buildings which would (but for their lack of proximity) be treated as a project for purposes of this section shall be so treated if all of the dwelling units in each of the buildings are rent-restricted (within the meaning of paragraph (2)) residential rental units.

(8) Waiver of certain de minimis errors and recertifications

On application by the taxpayer, the Secretary may waive -

(A) any recapture under subsection (j) in the case of any de minimis error in complying with paragraph (1), or

(B) any annual recertification of tenant income for purposes of this subsection, if the entire building is occupied by low-income tenants.

(h) Limitation on aggregate credit allowable with respect to projects located in a State

(1) Credit may not exceed credit amount allocated to building

(A) In general

The amount of the credit determined under this section for any taxable year with respect to any building shall not exceed the housing credit dollar amount allocated to such building under this subsection.

(B) Time for making allocation

Except in the case of an allocation which meets the requirements of subparagraph (C), (D), (E), or (F), an allocation shall be taken into account under subparagraph (A) only if it is made not later than the close of the calendar year in which the building is placed in service.

(C) Exception where binding commitment

An allocation meets the requirements of this subparagraph if there is a binding commitment (not later than the close of the calendar year in which the building is placed in service) by the housing credit agency to allocate a specified housing credit dollar amount to such building beginning in a specified later taxable year.

(D) Exception where increase in qualified basis

(i) In general
An allocation meets the requirements of this subparagraph if such allocation is made not later than the close of the calendar year in which ends the taxable year to which it will 1st apply but only to the extent the amount of such allocation does not exceed the limitation under clause (ii).

(ii) Limitation
The limitation under this clause is the amount of credit allowable under this section (without regard to this subsection) for a taxable year with respect to an increase in the qualified basis of the building equal to the excess of -

(I) the qualified basis of such building as of the close of the 1st taxable year to which such allocation will apply, over

(II) the qualified basis of such building as of the close of the 1st taxable year to which the most recent prior housing credit allocation with respect to such building applied.

(iii) Housing credit dollar amount reduced by full allocation
Notwithstanding clause (i), the full amount of the allocation shall be taken into account under paragraph (2).

(E) Exception where 10 percent of cost incurred

(i) In general
An allocation meets the requirements of this subparagraph if such allocation is made with respect to a qualified building which is placed in service not later than the close of the second calendar year following the calendar year in which the allocation is made.

(ii) Qualified building
For purposes of clause (i), the term "qualified building" means any building which is part of a project if the taxpayer's basis in such project (as of the close of the calendar year in which the allocation is made) is more than 10 percent of the taxpayer's reasonably expected basis in such project (as of the close of the second calendar year referred to in clause (i)). Such term does not include any existing building unless a credit is allowable under subsection (e) for rehabilitation expenditures paid or incurred by the taxpayer with respect to such building for a taxable year ending during the second calendar year referred to in clause (i) or the prior taxable year.

(F) Allocation of credit on a project basis

(i) In general
In the case of a project which includes (or will include) more than 1 building, an allocation meets the requirements of this subparagraph if -

(I) the allocation is made to the project for a calendar year during the project period,

(II) the allocation only applies to buildings placed in service during or after the calendar year for which the allocation is made, and

(III) the portion of such allocation which is allocated to any building in such project is specified not later than the close of the calendar year in which the building is placed in service.

(ii) Project period
For purposes of clause (i), the term "project period" means the period -

(I) beginning with the 1st calendar year for which an allocation may be made for the 1st building placed in service as part of such project, and

(II) ending with the calendar year the last building is placed in service as part of such project.

(2) Allocated credit amount to apply to all taxable years ending during or after credit allocation year

Any housing credit dollar amount allocated to any building for any calendar year -

(A) shall apply to such building for all taxable years in the compliance period ending during or after such calendar year, and

(B) shall reduce the aggregate housing credit dollar amount of the allocating agency only for such calendar year.

(3) Housing credit dollar amount for agencies

(A) In general

The aggregate housing credit dollar amount which a housing credit agency may allocate for any calendar year is the portion of the State housing credit ceiling allocated under this paragraph for such calendar year to such agency.

(B) State ceiling initially allocated to State housing credit agencies

Except as provided in subparagraphs (D) and (E), the State housing credit ceiling for each calendar year shall be allocated to the housing credit agency of such State. If there is more than 1 housing credit agency of a State, all such agencies shall be treated as a single agency.

(C) State housing credit ceiling

The State housing credit ceiling applicable to any State for any calendar year shall be an amount equal to the sum of -

(i) \$1.25 multiplied by the State population,

(ii) the unused State housing credit ceiling (if any) of such State for the preceding calendar year,

(iii) the amount of State housing credit ceiling returned in the calendar year, plus

(iv) the amount (if any) allocated under subparagraph (D) to such State by the Secretary. For purposes of clause (ii), the unused State housing credit ceiling for any calendar year is the excess (if any) of the sum of the amounts described in clauses (i) and (iii) over the aggregate housing credit dollar amount allocated for such year. For purposes of clause (iii), the amount of State housing credit ceiling returned in the calendar year equals the housing credit dollar amount previously allocated within the State to any project which does not become a qualified low-income housing project within the period required by this section or the terms of the allocation or to any project with respect to which an allocation is cancelled by mutual consent of the housing credit agency and the allocation recipient.

(D) Unused housing credit carryovers allocated among certain States

(i) In general

The unused housing credit carryover of a State for any calendar year shall be assigned to the Secretary for allocation among qualified States for the succeeding calendar year.

(ii) Unused housing credit carryover

For purposes of this subparagraph, the unused housing credit carryover of a State for any calendar year is the excess (if any) of the unused State housing credit ceiling for such year (as defined in subparagraph (C)(ii)) over the excess (if any) of -

(I) the aggregate housing credit dollar amount allocated for such year, over

(II) the sum of the amounts described in clauses (i) and (iii) of subparagraph (C).

(iii) Formula for allocation of unused housing credit carryovers among qualified States

The amount allocated under this subparagraph to a qualified State for any calendar year shall be the amount determined by the Secretary to bear the same ratio to the aggregate unused housing credit carryovers of all States for the preceding calendar year as such State's population for the calendar year bears to the population of all qualified States for the calendar year. For purposes of the preceding sentence, population shall be determined in accordance with section 146(j).

(iv) Qualified State

For purposes of this subparagraph, the term "qualified State" means, with respect to a calendar year, any State -

(I) which allocated its entire State housing credit ceiling for the preceding calendar year, and

(II) for which a request is made (not later than May 1 of the calendar year) to receive an allocation under clause (iii).

(E) Special rule for States with constitutional home rule cities

For purposes of this subsection -

(i) In general

The aggregate housing credit dollar amount for any constitutional home rule city for any calendar year shall be an amount which bears the same ratio to the State housing credit ceiling for such calendar year as -

(I) the population of such city, bears to

(II) the population of the entire State.

(ii) Coordination with other allocations

In the case of any State which contains 1 or more constitutional home rule cities, for purposes of applying this paragraph with respect to housing credit agencies in such State other than constitutional home rule cities, the State housing credit ceiling for any calendar year shall be reduced by the aggregate housing credit dollar amounts determined for such year for all constitutional home rule cities in such State.

(iii) Constitutional home rule city

For purposes of this paragraph, the term "constitutional home rule city" has the meaning given such term by section 146(d)(3)(C).

(F) State may provide for different allocation

Rules similar to the rules of section 146(e) (other than paragraph (2)(B) thereof) shall apply for purposes of this paragraph.

(G) Population

For purposes of this paragraph, population shall be determined in accordance with section 146(j).

(4) Credit for buildings financed by tax-exempt bonds subject to volume cap not taken into account

(A) In general

Paragraph (1) shall not apply to the portion of any credit allowable under subsection (a) which is attributable to eligible basis financed by any obligation the interest on which is exempt from tax under section 103 if -

(i) such obligation is taken into account under section 146, and

(ii) principal payments on such financing are applied within a reasonable period to redeem obligations the proceeds of which were used to provide such financing.

(B) Special rule where 50 percent or more of building is financed with tax-exempt bonds subject to volume cap

For purposes of subparagraph (A), if 50 percent or more of the aggregate basis of any building and the land on which the building is located is financed by any obligation described in subparagraph (A), paragraph (1) shall not apply to any portion of the credit allowable under subsection (a) with respect to such building.

(5) Portion of State ceiling set-aside for certain projects involving qualified nonprofit organizations

(A) In general

Not more than 90 percent of the State housing credit ceiling for any State for any calendar year shall be allocated to projects other than qualified low-income housing projects described in subparagraph (B).

(B) Projects involving qualified nonprofit organizations

For purposes of subparagraph (A), a qualified low-income housing project is described in this subparagraph if a qualified nonprofit organization is to own an interest in the project (directly or through a partnership) and materially participate (within the meaning of section 469(h)) in the development and operation of the project throughout the compliance period.

(C) Qualified nonprofit organization

For purposes of this paragraph, the term "qualified nonprofit organization" means any organization if -

(i) such organization is described in paragraph (3) or (4) of section 501(c) and is exempt from tax under section 501(a),

(ii) such organization is determined by the State housing credit agency not to be affiliated with or controlled by a for-profit organization; (FOOTNOTE 4) and (FOOTNOTE 4) So in original. The semicolon probably should be a comma.

(iii) 1 of the exempt purposes of such organization includes the fostering of low-income housing.

(D) Treatment of certain subsidiaries

(i) In general

For purposes of this paragraph, a qualified nonprofit organization shall be treated as satisfying the ownership and material participation test of subparagraph (B) if any qualified corporation in which such organization holds stock satisfies such test.

(ii) Qualified corporation

For purposes of clause (i), the term "qualified corporation" means any corporation if 100 percent of the stock of such corporation is held by 1 or more qualified nonprofit organizations at all times during the period such corporation is in existence.

(E) State may not override set-aside

Nothing in subparagraph (F) of paragraph (3) shall be construed to permit a State not to comply with subparagraph (A) of this paragraph.

(6) Buildings eligible for credit only if minimum long-term commitment to low-income housing

(A) In general

No credit shall be allowed by reason of this section with respect to any building for the taxable year unless an extended low-income housing commitment is in effect as of the end of such taxable year.

(B) Extended low-income housing commitment

For purposes of this paragraph, the term "extended low-income housing commitment" means any agreement between the taxpayer and the housing credit agency -

- **(i)** which requires that the applicable fraction (as defined in subsection (c)(1)) for the building for each taxable year in the extended use period will not be less than the applicable fraction specified in such agreement and which prohibits the actions described in subclauses (I) and (II) of subparagraph (E)(ii),
- **(ii)** which allows individuals who meet the income limitation applicable to the building under subsection (g) (whether prospective, present, or former occupants of the building) the right to enforce in any State court the requirement and prohibitions of clause (i).
- **(iii)** which prohibits the disposition to any person of any portion of the building to which such agreement applies unless all of the building to which such agreement applies is disposed of to such person,
- **(iv)** which prohibits the refusal to lease to a holder of a voucher or certificate of eligibility under section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder,
- **(v)** which is binding on all successors of the taxpayer, and
- **(vi)** which, with respect to the property, is recorded pursuant to State law as a restrictive covenant.

(C) Allocation of credit may not exceed amount necessary to support commitment

- **(i)** In general

  The housing credit dollar amount allocated to any building may not exceed the amount necessary to support the applicable fraction specified in the extended low-income housing commitment for such building, including any increase in such fraction pursuant to the application of subsection (f)(3) if such increase is reflected in an amended low-income housing commitment.
- **(ii)** Buildings financed by tax-exempt bonds

  If paragraph (4) applies to any building the amount of credit allowed in any taxable year may not exceed the amount necessary to support the applicable fraction specified in the extended low-income housing commitment for such building. Such commitment may be amended to increase such fraction.

(D) Extended use period

For purposes of this paragraph, the term "extended use period" means the period -

- **(i)** beginning on the 1st day in the compliance period on which such building is part of a qualified low-income housing project, and
- **(ii)** ending on the later of -
  - **(I)** the date specified by such agency in such agreement, or
  - **(II)** the date which is 15 years after the close of the compliance period.

(E) Exceptions if foreclosure or if no buyer willing to maintain low-income status

(i) In general
The extended use period for any building shall terminate -
(I) on the date the building is acquired by foreclosure (or instrument in lieu of foreclosure) unless the Secretary determines that such acquisition is part of an arrangement with the taxpayer a purpose of which is to terminate such period, or
(II) on the last day of the period specified in subparagraph (I) if the housing credit agency is unable to present during such period a qualified contract for the acquisition of the low-income portion of the building by any person who will continue to operate such portion as a qualified low-income building. Subclause (II) shall not apply to the extent more stringent requirements are provided in the agreement or in State law.
(ii) Eviction, etc. of existing low-income tenants not permitted
The termination of an extended use period under clause (i) shall not be construed to permit before the close of the 3-year period following such termination -
(I) the eviction or the termination of tenancy (other than for good cause) of an existing tenant of any low-income unit, or
(II) any increase in the gross rent with respect to such unit not otherwise permitted under this section.
(F) Qualified contract
For purposes of subparagraph (E), the term "qualified contract" means a bona fide contract to acquire (within a reasonable period after the contract is entered into) the nonlow-income portion of the building for fair market value and the low-income portion of the building for an amount not less than the applicable fraction (specified in the extended low-income housing commitment) of -
(i) the sum of -
(I) the outstanding indebtedness secured by, or with respect to, the building.
(II) the adjusted investor equity in the building, plus
(III) other capital contributions not reflected in the amounts described in subclause (I) or (II), reduced by
(ii) cash distributions from (or available for distribution from) the project. The Secretary shall prescribe such regulations as may be necessary or appropriate to carry out this paragraph, including regulations to prevent the manipulation of the amount determined under the preceding sentence.
(G) Adjusted investor equity
(i) In general
For purposes of subparagraph (E), the term "adjusted investor equity" means, with respect to any calendar year, the aggregate amount of cash taxpayers invested with respect to the project increased by the amount equal to -
(I) such amount, multiplied by
(II) the cost-of-living adjustment for such calendar year, determined under section 1(i)(3) by substituting the base calendar year for "calendar year 1987". An amount shall be taken into account as an investment in the project only to the extent there was an obligation to invest such amount as of the beginning of the credit period and to the extent such

amount is reflected in the adjusted basis of the project.

(ii) Cost-of-living increases in excess of 5 percent not taken into account

Under regulations prescribed by the Secretary, if the CPI for any calendar year (as defined in section 1(f)(4)) exceeds the CPI for the preceding calendar year by more than 5 percent, the CPI for the base calendar year shall be increased such that such excess shall never be taken into account under clause (i).

(iii) Base calendar year

For purposes of this subparagraph, the term "base calendar year" means the calendar year with or within which the 1st taxable year of the credit period ends.

(H) Low-income portion

For purposes of this paragraph, the low-income portion of a building is the portion of such building equal to the applicable fraction specified in the extended low-income housing commitment for the building.

(I) Period for finding buyer

The period referred to in this subparagraph is the 1-year period beginning on the date (after the 14th year of the compliance period) the taxpayer submits a written request to the housing credit agency to find a person to acquire the taxpayer's interest in the low-income portion of the building.

(J) Effect of noncompliance

If, during a taxable year, there is a determination that an extended low-income housing agreement was not in effect as of the beginning of such year, such determination shall not apply to any period before such year and subparagraph (A) shall be applied without regard to such determination if the failure is corrected within 1 year from the date of the determination.

(K) Projects which consist of more than 1 building

The application of this paragraph to projects which consist of more than 1 building shall be made under regulations prescribed by the Secretary.

(7) Special rules

(A) Building must be located within jurisdiction of credit agency

A housing credit agency may allocate its aggregate housing credit dollar amount only to buildings located in the jurisdiction of the governmental unit of which such agency is a part.

(B) Agency allocations in excess of limit

If the aggregate housing credit dollar amounts allocated by a housing credit agency for any calendar year exceed the portion of the State housing credit ceiling allocated to such agency for such calendar year, the housing credit dollar amounts so allocated shall be reduced (to the extent of such excess) for buildings in the reverse of the order in which the allocations of such amounts were made.

(C) Credit reduced if allocated credit dollar amount is less than credit which would be allowable without regard to placed in service convention, etc.

(i) In general

The amount of the credit determined under this section with respect to any building shall not exceed the clause (ii) percentage of the amount of the credit which would (but for this subparagraph) be determined under this section with respect to such building.

(ii) Determination of percentage

For purposes of clause (i), the clause (ii) percentage with respect to any building is the percentage which -

(I) the housing credit dollar amount allocated to such building bears to

(II) the credit amount determined in accordance with clause (iii).

(iii) Determination of credit amount

The credit amount determined in accordance with this clause is the amount of the credit which would (but for this subparagraph) be determined under this section with respect to the building if -

(I) this section were applied without regard to paragraphs (2)(A) and (3)(B) of subsection (f), and

(II) subsection (f)(3)(A) were applied without regard to "the percentage equal to 2/3 of".

(D) Housing credit agency to specify applicable percentage and maximum qualified basis

In allocating a housing credit dollar amount to any building, the housing credit agency shall specify the applicable percentage and the maximum qualified basis which may be taken into account under this section with respect to such building. The applicable percentage and maximum qualified basis so specified shall not exceed the applicable percentage and qualified basis determined under this section without regard to this subsection.

(8) Other definitions

For purposes of this subsection -

(A) Housing credit agency

The term "housing credit agency" means any agency authorized to carry out this subsection.

(B) Possessions treated as States

The term "State" includes a possession of the United States.

(i) Definitions and special rules

For purposes of this section -

(1) Compliance period

The term "compliance period" means, with respect to any building, the period of 15 taxable years beginning with the 1st taxable year of the credit period with respect thereto.

(2) Determination of whether building is federally subsidized

(A) In general

Except as otherwise provided in this paragraph, for purposes of subsection (b)(1), a new building shall be treated as federally subsidized for any taxable year if, at any time during such taxable year or any prior taxable year, there is or was outstanding any obligation the interest on which is exempt from tax under section 103, or any below market Federal loan, the proceeds of which are or were used (directly or indirectly) with respect to such building or the operation thereof.

(B) Election to reduce eligible basis by balance of loan or proceeds of obligations

A loan or tax-exempt obligation shall not be taken into account under subparagraph (A) if the taxpayer elects to exclude from the eligible basis of the building for purposes of subsection (d) -

(i) in the case of a loan, the principal amount of such loan, and

(ii) in the case of a tax-exempt obligation, the proceeds of such obligation.

(C) Special rule for subsidized construction financing
Subparagraph (A) shall not apply to any tax-exempt obligation or below market Federal loan used to provide construction financing for any building if -
(i) such obligation or loan (when issued or made) identified the building for which the proceeds of such obligation or loan would be used, and
(ii) such obligation is redeemed, and such loan is repaid, before such building is placed in service.

(D) Below market Federal loan
For purposes of this paragraph, the term "below market Federal loan" means any loan funded in whole or in part with Federal funds if the interest rate payable on such loan is less than the applicable Federal rate in effect under section 1274(d)(1) (as of the date on which the loan was made). Such term shall not include any loan which would be a below market Federal loan solely by reason of assistance provided under section 106, 107, or 108 of the Housing and Community Development Act of 1974 (as in effect on the date of the enactment of this sentence).

(E) Buildings receiving HOME assistance
(i) In general
Assistance provided under the HOME Investment Partnerships Act (as in effect on the date of the enactment of this subparagraph) with respect to any building shall not be taken into account under subparagraph (D) if 40 percent or more of the residential units in the building are occupied by individuals whose income is 50 percent or less of area median gross income. Subsection (d)(5)(C) shall not apply to any building to which the preceding sentence applies.
(ii) Special rule for certain high-cost housing areas
In the case of a building located in a city described in section 142(d)(6), clause (i) shall be applied by substituting "25 percent" for "40 percent".

(3) Low-income unit
(A) In general
The term "low-income unit" means any unit in a building if -
(i) such unit is rent-restricted (as defined in subsection (g)(2)), and
(ii) the individuals occupying such unit meet the income limitation applicable under subsection (g)(1) to the project of which such building is a part.

(B) Exceptions
(i) In general
A unit shall not be treated as a low-income unit unless the unit is suitable for occupancy and used other than on a transient basis.
(ii) Suitability for occupancy
For purposes of clause (i), the suitability of a unit for occupancy shall be determined under regulations prescribed by the Secretary taking into account local health, safety, and building codes.
(iii) Transitional housing for homeless
For purposes of clause (i), a unit shall be considered to be used other than on a transient basis if the unit contains sleeping accommodations and kitchen and bathroom facilities and is located in a building -
(I) which is used exclusively to facilitate the transition of homeless individuals (within the meaning of section 103 of the Stewart B. McKinney Homeless Assistance Act (42 U.S.C. 11302), as in effect

on the date of the enactment of this clause) to independent living within 24 months, and

(II) in which a governmental entity or qualified nonprofit organization (as defined in subsection (h)(5)) provides such individuals with temporary housing and supportive services designed to assist such individuals in locating and retaining permanent housing.

(iv) Single-room occupancy units
For purposes of clause (i), a single-room occupancy unit shall not be treated as used on a transient basis merely because it is rented on a month-by-month basis.

(C) Special rule for buildings having 4 or fewer units
In the case of any building which has 4 or fewer residential rental units, no unit in such building shall be treated as a low-income unit if the units in such building are owned by -

(i) any individual who occupies a residential unit in such building, or

(ii) any person who is related (as defined in subsection (d)(2)(D)(iii)) to such individual.

(D) Certain students not to disqualify unit
A unit shall not fail to be treated as a low-income unit merely because it is occupied -

(i) by an individual who is -

(I) a student and receiving assistance under title IV of the Social Security Act, or

(II) enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other similar Federal, State, or local laws, or

(ii) entirely by full-time students if such students are -

(I) single parents and their children and such parents and children are not dependents (as defined in section 152) of another individual, or

(II) married and file a joint return.

(E) Owner-occupied buildings having 4 or fewer units eligible for credit where development plan

(i) In general
Subparagraph (C) shall not apply to the acquisition or rehabilitation of a building pursuant to a development plan of action sponsored by a State or local government or a qualified nonprofit organization (as defined in subsection (h)(5)(C)).

(ii) Limitation on credit
In the case of a building to which clause (i) applies, the applicable fraction shall not exceed 80 percent of the unit fraction.

(iii) Certain unrented units treated as owner-occupied
In the case of a building to which clause (i) applies, any unit which is not rented for 90 days or more shall be treated as occupied by the owner of the building as of the 1st day it is not rented.

(4) New building
The term "new building" means a building the original use of which begins with the taxpayer.

(5) Existing building
The term "existing building" means any building which is not a new building.

(6) Application to estates and trusts

In the case of an estate or trust, the amount of the credit determined under subsection (a) and any increase in tax under subsection (j) shall be apportioned between the estate or trust and the beneficiaries on the basis of the income of the estate or trust allocable to each.

(7) Impact of tenant's right of 1st refusal to acquire property

(A) In general

No Federal income tax benefit shall fail to be allowable to the taxpayer with respect to any qualified low-income building merely by reason of a right of 1st refusal held by the tenants (in cooperative form or otherwise) or resident management corporation of such building or by a qualified nonprofit organization (as defined in subsection (h)(5)(C)) or government agency to purchase the property after the close of the compliance period for a price which is not less than the minimum purchase price determined under subparagraph (B).

(B) Minimum purchase price

For purposes of subparagraph (A), the minimum purchase price under this subparagraph is an amount equal to the sum of -

(i) the principal amount of outstanding indebtedness secured by the building (other than indebtedness incurred within the 5-year period ending on the date of the sale to the tenants), and

(ii) all Federal, State, and local taxes attributable to such sale. Except in the case of Federal income taxes, there shall not be taken into account under clause (ii) any additional tax attributable to the application of clause (ii).

(j) Recapture of credit

(1) In general

If -

(A) as of the close of any taxable year in the compliance period, the amount of the qualified basis of any building with respect to the taxpayer is less than

(B) the amount of such basis as of the close of the preceding taxable year, then the taxpayer's tax under this chapter for the taxable year shall be increased by the credit recapture amount.

(2) Credit recapture amount

For purposes of paragraph (1), the credit recapture amount is an amount equal to the sum of -

(A) the aggregate decrease in the credits allowed to the taxpayer under section 38 for all prior taxable years which would have resulted if the accelerated portion of the credit allowable by reason of this section were not allowed for all prior taxable years with respect to the excess of the amount described in paragraph (1)(B) over the amount described in paragraph (1)(A), plus

(B) interest at the overpayment rate established under section 6621 on the amount determined under subparagraph (A) for each prior taxable year for the period beginning on the due date for filing the return for the prior taxable year involved. No deduction shall be allowed under this chapter for interest described in subparagraph (B).

(3) Accelerated portion of credit

For purposes of paragraph (2), the accelerated portion of the credit for the prior taxable years with respect to any amount of basis is the excess of -

(A) the aggregate credit allowed by reason of this section (without regard to this subsection) for such years with respect to such basis, over

(B) the aggregate credit which would be allowable by reason of this section for such years with respect to such basis if the aggregate credit which would (but for this subsection) have been allowable for the entire compliance period were allowable ratably over 15 years.

(4) Special rules

(A) Tax benefit rule
The tax for the taxable year shall be increased under paragraph (1) only with respect to credits allowed by reason of this section which were used to reduce tax liability. In the case of credits not so used to reduce tax liability, the carryforwards and carrybacks under section 39 shall be appropriately adjusted.

(B) Only basis for which credit allowed taken into account
Qualified basis shall be taken into account under paragraph (1)(B) only to the extent such basis was taken into account in determining the credit under subsection (a) for the preceding taxable year referred to in such paragraph.

(C) No recapture of additional credit allowable by reason of subsection (f)(3)
Paragraph (1) shall apply to a decrease in qualified basis only to the extent such decrease exceeds the amount of qualified basis with respect to which a credit was allowable for the taxable year referred to in paragraph (1)(B) by reason of subsection (f)(3).

(D) No credits against tax
Any increase in tax under this subsection shall not be treated as a tax imposed by this chapter for purposes of determining the amount of any credit under subpart A, B, D, or G of this part.

(E) No recapture by reason of casualty loss
The increase in tax under this subsection shall not apply to a reduction in qualified basis by reason of a casualty loss to the extent such loss is restored by reconstruction or replacement within a reasonable period established by the Secretary.

(F) No recapture where de minimis changes in floor space
The Secretary may provide that the increase in tax under this subsection shall not apply with respect to any building if -

(i) such increase results from a de minimis change in the floor space fraction under subsection (c)(1), and

(ii) the building is a qualified low-income building after such change.

(5) Certain partnerships treated as the taxpayer

(A) In general
For purposes of applying this subsection to a partnership to which this paragraph applies -

(i) such partnership shall be treated as the taxpayer to which the credit allowable under subsection (a) was allowed,

(ii) the amount of such credit allowed shall be treated as the amount which would have been allowed to the partnership were such credit allowable to such partnership,

(iii) paragraph (4)(A) shall not apply, and

(iv) the amount of the increase in tax under this subsection for any taxable year shall be allocated among the partners of such partnership in the same manner as such partnership's taxable income for such year is allocated among such partners.

(B) Partnerships to which paragraph applies
This paragraph shall apply to any partnership which has 35 or more partners unless the partnership elects not to have this paragraph apply.

(C) Special rules

(i) Husband and wife treated as 1 partner
For purposes of subparagraph (B)(i), a husband and wife (and their estates) shall be treated as 1 partner.

(ii) Election irrevocable
Any election under subparagraph (B), once made, shall be irrevocable.

(6) No recapture on disposition of building (or interest therein) where bond posted
In the case of a disposition of a building or an interest therein, the taxpayer shall be discharged from liability for any additional tax under this subsection by reason of such disposition if -

(A) the taxpayer furnishes to the Secretary a bond in an amount satifactory (FOOTNOTE 5) to the Secretary and for the period required by the Secretary, and (FOOTNOTE 5) So in original. Probably should be "satisfactory".

(B) it is reasonably expected that such building will continue to be operated as a qualified low-income building for the remaining compliance period with respect to such building.

(k) Application of at-risk rules
For purposes of this section -

(1) In general
Except as otherwise provided in this subsection, rules similar to the rules of section 49(a)(1) (other than subparagraphs (D)(ii)(II) and (D)(iv)(I) thereof), section 49(a)(2), and section 49(b)(1) shall apply in determining the qualified basis of any building in the same manner as such sections apply in determining the credit base of property.

(2) Special rules for determining qualified person
For purposes of paragraph (1) -

(A) In general
If the requirements of subparagraphs (B), (C), and (D) are met with respect to any financing borrowed from a qualified nonprofit organization (as defined in subsection (h)(5)), the determination of whether such financing is qualified commercial financing with respect to any qualified low-income building shall be made without regard to whether such organization -

(i) is actively and regularly engaged in the business of lending money, or

(ii) is a person described in section 49(a)(1)(D)(iv)(II).

(B) Financing secured by property
The requirements of this subparagraph are met with respect to any financing if such financing is secured by the qualified low-income building, except that this subparagraph shall not apply in the case of a federally assisted building described in subsection (d)(6)(B) if -

(i) a security interest in such building is not permitted by a Federal agency holding or insuring the mortgage secured by such building, and

(ii) the proceeds from the financing (if any) are applied to acquire or improve such building.. (FOOTNOTE 6) (FOOTNOTE 6) So in original.

(C) Portion of building attributable to financing
The requirements of this subparagraph are met with respect to any financing for any taxable year in the compliance period if, as of the close of such taxable year,

not more than 60 percent of the eligible basis of the qualified low-income building is attributable to such financing (reduced by the principal and interest of any governmental financing which is part of a wrap-around mortgage involving such financing).

(D) Repayment of principal and interest

The requirements of this subparagraph are met with respect to any financing if such financing is fully repaid on or before the earliest of -

(i) the date on which such financing matures,

(ii) the 90th day after the close of the compliance period with respect to the qualified low-income building, or

(iii) the date of its refinancing or the sale of the building to which such financing relates. In the case of a qualified nonprofit organization which is not described in section 49(a)(1)(D)(iv)(II) with respect to a building, clause (ii) of this subparagraph shall be applied as if the date described therein were the 90th day after the earlier of the date the building ceases to be a qualified low-income building or the date which is 15 years after the close of a compliance period with respect thereto.

(3) Present value of financing

If the rate of interest on any financing described in paragraph (2)(A) is less than the rate which is 1 percentage point below the applicable Federal rate as of the time such financing is incurred, then the qualified basis (to which such financing relates) of the qualified low-income building shall be the present value of the amount of such financing, using as the discount rate such applicable Federal rate. For purposes of the preceding sentence, the rate of interest on any financing shall be determined by treating interest to the extent of government subsidies as not payable.

(4) Failure to fully repay

(A) In general

To the extent that the requirements of paragraph (2)(D) are not met, then the taxpayer's tax under this chapter for the taxable year in which such failure occurs shall be increased by an amount equal to the applicable portion of the credit under this section with respect to such building, increased by an amount of interest for the period -

(i) beginning with the due date for the filing of the return of tax imposed by chapter 1 for the 1st taxable year for which such credit was allowable, and

(ii) ending with the due date for the taxable year in which such failure occurs, determined by using the underpayment rate and method under section 6621.

(B) Applicable portion

For purposes of subparagraph (A), the term "applicable portion" means the aggregate decrease in the credits allowed to a taxpayer under section 38 for all prior taxable years which would have resulted if the eligible basis of the building were reduced by the amount of financing which does not meet requirements of paragraph (2)(D).

(C) Certain rules to apply

Rules similar to the rules of subparagraphs (A) and (D) of subsection (j)(4) shall apply for purposes of this subsection.

(l) Certifications and other reports to Secretary

(1) Certification with respect to 1st year of credit period

Following the close of the 1st taxable year in the credit period with respect to any qualified low-income building, the taxpayer shall certify to the Secretary (at such time and in such form and in such manner as the Secretary prescribes) -

(A) the taxable year, and calendar year, in which such building was placed in service,

(B) the adjusted basis and eligible basis of such building as of the close of the 1st year of the credit period,

(C) the maximum applicable percentage and qualified basis permitted to be taken into account by the appropriate housing credit agency under subsection (h),

(D) the election made under subsection (g) with respect to the qualified low-income housing project of which such building is a part, and

(E) such other information as the Secretary may require. In the case of a failure to make the certification required by the preceding sentence on the date prescribed therefor, unless it is shown that such failure is due to reasonable cause and not to willful neglect, no credit shall be allowable by reason of subsection (a) with respect to such building for any taxable year ending before such certification is made.

(2) Annual reports to the Secretary

The Secretary may require taxpayers to submit an information return (at such time and in such form and manner as the Secretary prescribes) for each taxable year setting forth -

(A) the qualified basis for the taxable year of each qualified low-income building of the taxpayer,

(B) the information described in paragraph (1)(C) for the taxable year, and

(C) such other information as the Secretary may require. The penalty under section 6652(j) shall apply to any failure to submit the return required by the Secretary under the preceding sentence on the date prescribed therefor.

(3) Annual reports from housing credit agencies

Each agency which allocates any housing credit amount to any building for any calendar year shall submit to the Secretary (at such time and in such manner as the Secretary shall prescribe) an annual report specifying -

(A) the amount of housing credit amount allocated to each building for such year,

(B) sufficient information to identify each such building and the taxpayer with respect thereto, and

(C) such other information as the Secretary may require. The penalty under section 6652(j) shall apply to any failure to submit the report required by the preceding sentence on the date prescribed therefor.

(m) Responsibilities of housing credit agencies

(1) Plans for allocation of credit among projects

(A) In general

Notwithstanding any other provision of this section, the housing credit dollar amount with respect to any building shall be zero unless -

(i) such amount was allocated pursuant to a qualified allocation plan of the housing credit agency which is approved by the governmental unit (in accordance with rules similar to the rules of section 147(f)(2) (other than subparagraph (B)(ii) thereof)) of which such agency is a part, and

(ii) such agency notifies the chief executive officer (or the equivalent) of the local jurisdiction within which the building is located of such project and provides such individual a reasonable opportunity to comment on the project.

(B) Qualified allocation plan

For purposes of this paragraph, the term "qualified allocation plan" means any plan -

(i) which sets forth selection criteria to be used to determine housing priorities of the housing credit agency which are appropriate to local conditions.
(ii) which also gives preference in allocating housing credit dollar amounts among selected projects to -
(I) projects serving the lowest income tenants, and
(II) projects obligated to serve qualified tenants for the longest periods. and
(iii) which provides a procedure that the agency (or an agent or other private contractor of such agency) will follow in monitoring for noncompliance with the provisions of this section and in notifying the Internal Revenue Service of such noncompliance which such agency becomes aware of.

(C) Certain selection criteria must be used
The selection criteria set forth in a qualified allocation plan must include
(i) project location.
(ii) housing needs characteristics,
(iii) project characteristics,
(iv) sponsor characteristics.
(v) participation of local tax-exempt organizations,
(vi) tenant populations with special housing needs, and
(vii) public housing waiting lists.

(D) Application to bond financed projects
Subsection (h)(4) shall not apply to any project unless the project satisfies the requirements for allocation of a housing credit dollar amount under the qualified allocation plan applicable to the area in which the project is located.

(2) Credit allocated to building not to exceed amount necessary to assure project feasibility

(A) In general
The housing credit dollar amount allocated to a project shall not exceed the amount the housing credit agency determines is necessary for the financial feasibility of the project and its viability as a qualified low-income housing project throughout the credit period.

(B) Agency evaluation
In making the determination under subparagraph (A), the housing credit agency shall consider -
(i) the sources and uses of funds and the total financing planned for the project,
(ii) any proceeds or receipts expected to be generated by reason of tax benefits,
(iii) the percentage of the housing credit dollar amount used for project costs other than the cost of intermediaries, and
(iv) the reasonableness of the developmental and operational costs of the project.
Clause (iii) shall not be applied so as to impede the development of projects in hard-to-develop areas. Such a determination shall not be construed to be a representation or warranty as to the feasibility or viability of the project.

(C) Determination made when credit amount applied for and when building placed in service
(i) In general
A determination under subparagraph (A) shall be made as of each of the following times:
(I) The application for the housing credit dollar amount.
(II) The allocation of the housing credit dollar amount.

(III) The date the building is placed in service.

(ii) Certification as to amount of other subsidies

Prior to each determination under clause (i), the taxpayer shall certify to the housing credit agency the full extent of all Federal, State, and local subsidies which apply (or which the taxpayer expects to apply) with respect to the building.

(D) Application to bond financed projects

Subsection (h)(4) shall not apply to any project unless the governmental unit which issued the bonds (or on behalf of which the bonds were issued) makes a determination under rules similar to the rules of subparagraphs (A) and (B).

(n) Regulations

The Secretary shall prescribe such regulations as may be necessary or appropriate to carry out the purposes of this section, including regulations -

(1) dealing with -

(A) projects which include more than 1 building or only a portion of a building,

(B) buildings which are placed in service in portions,

(2) providing for the application of this section to short taxable years,

(3) preventing the avoidance of the rules of this section, and

(4) providing the opportunity for housing credit agencies to correct administrative errors and omissions with respect to allocations and record keeping within a reasonable period after their discovery, taking into account the availability of regulations and other administrative guidance from the Secretary.

SECTION REFERRED TO IN OTHER SECTIONS

This section is referred to in sections 38, 39, 55, 469 of this title; title 42 sections 1437, 1485, 12745.

Web edition produced by John Walker

FEDERAL REGULATION #2

IRS REVENUE RULING 92-61
UNIT OCCUPIED BY FULL-TIME RESIDENT MANAGER

Internal Revenue Service
Revenue Ruling 92-61

(Treatment of
Resident Manager's Unit)

Section 42.—Low-Income Housing Credit

(Also Sections 103, 142; 1.103-8.)

Full-time resident manager in building eligible for low-income housing credit. The adjusted basis of a unit occupied by a full-time resident manager is included in the eligible basis of a qualified low-income building under section 42(d)(1) of the Code, but the unit is excluded from the applicable fraction under section 42(c)(1)(B) for purposes of determining the building's qualified basis.

Rev. Rul. 92-61

ISSUE

If a unit in a qualified low-income building is occupied by a full-time resident manager, is the adjusted basis of that unit included in the building's eligible basis under section 42(d)(1) of the Internal Revenue Code and is that unit included in the applicable fraction under section 42(c)(1)(B) for determining the qualified basis of the building?

FACTS

At the beginning of 1990, *LP*, a limited partnership with a calendar tax year, placed in service a newly constructed apartment building that qualified for the low-income housing credit under section 42(a) of the Code. *LP* elected to meet the 40-60 test of section 42(g)(1)(B), which requires that at least 40 percent of the units in the building be rent-restricted and occupied by tenants whose incomes are 60 percent or less of area median gross income. Throughout 1990, the first year of the building's credit period, 69 of the 70 units in the building were rent-restricted and occupied by tenants whose incomes are 60 percent or less of area median gross income. The remaining unit in the building was occupied by a resident manager who was hired by *LP* to manage the building and to be on call to attend to the maintenance needs of the other tenants. All of the units in the building meet the same standard of quality and have the same amount of floor space.

LAW AND ANALYSIS

Section 42(a) of the Code provides that the amount of the low-income housing credit determined for any tax year in the credit period is an amount equal to the applicable percentage of the qualified basis of each low-income building.

Section 42(c)(1)(A) of the Code defines the qualified basis of any qualified low-income building for any tax year as an amount equal to the applicable fraction, determined as of the close of the tax year, of the eligible basis of the building, determined under section 42(d)(5).

Sections 42(c)(1)(B) of the Code defines the applicable fraction as the smaller of the unit fraction or the floor space fraction. Section 42(c)(1)(B) defines the unit fraction as the fraction the numerator of which is the number of low-income units in the building and the denominator of which is the number of residential rental units, whether or not occupied, in the building. Section 42(c)(1)(D) defines the floor space fraction as the fraction the numerator of which is the total floor space of the low-income units in the building and the denominator of which is the total floor space of the residential rental units, whether or not occupied, in the building. In general, under section 42(i)(3)(B), a low-income unit is any unit that is rent-restricted and occupied by individuals meeting the income limitation applicable to the building.

Section 42(d)(1) of the Code provides that the eligible basis of a new building is its adjusted basis as of the close of the first tax year of the credit period. Section 42(d)(4)(A) provides that, except as provided in section 42(d)(4)(B), the adjusted basis of any building is determined without regard to the adjusted basis of any property that is not residential rental property. Section 42(d)(4)(B) provides that the adjusted basis of any building includes the adjusted basis of property of a character subject to the allowance for depreciation used in common areas or provided as comparable amenities to all residential rental units in the building.

The legislative history of section 42 of the Code states that residential rental property, for purposes of the low-income housing credit, has the same meaning as residential rental property within section 103. The legislative history of section 42 further states that residential rental property thus includes residential rental units, facilities for use by the tenants, and other facilities reasonably required by the project. 2 H.R. Conf. Rep. No. 841, 99th Cong., 2d Sess. II-89 (1986), 1986-3 (Vol. 4) C.B. 89. Under section 1.103-8(b)(4) of the Income Tax Regulations, facilities that are functionally related and subordinate to residential rental units are considered residential rental property. Section 1.103-8(b)(4)(iii) provides that facilities that are functionally related and subordinate to residential rental units include facilities for use by the tenants, such as swimming pools and similar recreational facilities, parking areas, and other facilities reasonably required for the project. The examples given by section 1.103-8(b)(4)(iii) of facilities reasonably required for a project specifically include units for resident managers or maintenance personnel.

Accordingly, the unit occupied by *LP*'s resident manager is residential rental property for purposes of section 42 of the Code. The adjusted basis of the unit is includible in the building's eligible basis under section 42(d)(1). The inclusion of the adjusted basis of the resident manager's unit in eligible basis will not be affected by a later conversion of that apartment to a residential rental unit.

The term "residential rental unit" has a narrower meaning under section 42 of the Code than residential rental property. As noted above, under the legislative history of section 42, residential rental property includes facilities for use by the tenants and other facilities reasonably required by the project, as well as residential rental units. Under section 1.103-8(b)(4) of the regulations, units for resident managers or maintenance personnel are not classified as residential rental units, but rather as facilities reasonably required by a project that are functionally related and subordinate to residential rental units.

LP's resident manager's unit is properly considered a facility reasonably required by the project, not a residential rental unit for purposes of section 42 of the Code. Consequently, the unit is not included in either the numerator or denominator of the applicable fraction under section 42(c)(1)(B) for purposes of determining the qualifed basis of the building for the first year of the credit period.

Therefore, as of the end of the first year of the credit period, the adjusted basis of the unit occupied by *LP*'s resident manager is included in the building's eligible basis under section 42(d)(1) of the Code, but the unit is excluded from the applicable fraction under section 42(c)(1)(B). Because all of the residential rental units in *LP*'s building are low-income units, the applicable fraction for the building is "one" (69/69, using the unit fraction).

If in a later year of the credit period, the resident manager's unit is converted to a residential rental unit, the unit will be included in the denominator of the applicable fraction for that year. If the unit also becomes a low-income unit in that year, the unit will be included in the numerator of the applicable fraction for that year. In this case, the applicable fraction will also be "one" (70/70, using the unit fraction).

HOLDING

The adjusted basis of a unit occupied by a full-time resident manager is included in the eligible basis of a qualified low-income building under section 42(d)(1) of the Code, but the unit is excluded from the applicable fraction under section 42(c)(1)(B) for purposes of determining the building's qualified basis.

EFFECTIVE DATE

The Internal Revenue Service will not apply this revenue ruling to any building placed in service prior to September 9, 1992, or to any building receiving an allocation of credit prior to September 9, 1992, unless the owner files or has filed a return that is consistent with this ruling. Similarly, the Service will not apply this revenue ruling to any building described in section 42(h)(4)(B) of the Code with respect to which bonds were issued prior to September 9, 1992, unless the owner files or has filed a return that is consistent with this ruling.

DRAFTING INFORMATION

The principal author of this revenue ruling is Paul F. Handleman of the Office of Assistant Chief Counsel (Passthroughs and Special Industries). For further information regarding this revenue ruling contact Mr. Handleman on (202) 622-3040 (not a toll-free call).

FEDERAL REGULATION #3

IRS REVENUE PROCEDURE 94-65
DOCUMENTATION OF INCOME FROM ASSETS

and

HUD REGULATION 24 CFR 813.102,
DEFINITION OF FAMILY ASSETS

Internal Revenue Service
Revenue Procedure 94-65
(Documentation of Income from Assets)

Rev. Proc. 94-65

SECTION 1. PURPOSE

This revenue procedure informs housing credit agencies (Agency) and owners of qualified low-income housing projects (owners) when a signed, sworn statement by a low-income tenant will satisfy the documentation requirement of § 1.42-5(b)(1)(vii) of the Income Tax Regulations.

SEC. 2. BACKGROUND

Section 1.42-5 provides the minimum requirements that an Agency's compliance monitoring procedure must contain to satisfy its compliance monitoring duties under § 42(m)(1)(B)(iii). Section 1.42-5(b)(1)(vi) provides that an Agency must require an owner to keep records for each qualified low-income building in the project that show for each year in the compliance period the annual income certifications of each low-income tenant per unit. Section 1.42-5(b)(1)(vii) provides that an Agency must require an owner to keep documents for each qualified low-income building in its project for each year in the compliance period that support each low-income tenant's income certification. The term "low-income tenant" refers to the individuals occupying a rent-restricted unit in a qualified low-income housing project whose annual income satisfies the § 42(g)(1) income limitation elected by the owner of the project. Examples of the documentation required under § 1.42-5(b)(1)(vii) include a copy of the tenant's federal income tax return, Forms W-2, or verifications of income from third parties such as employers or state agencies paying unemployment compensation. A verification of income from a third party is referred to as a "third party verification."

The Internal Revenue Service has determined that an owner may satisfy the documentation requirement of § 1.42-5(b)(1)(vii) for a low-income tenant's income from assets by obtaining a signed, sworn statement from the tenant or prospective tenant if (1) the tenant's or prospective tenant's Net Family assets do not exceed $5,000, and (2) the tenant or prospective tenant provides a signed, sworn statement to this effect to the building owner. See H.R. Conf. Rep. No. 213, 103d Cong., 1st Sess. 544 (1993).

SEC. 3. SCOPE

This revenue procedure applies to Agencies and owners of qualified low-income housing projects.

SEC. 4. PROCEDURE

.01 To determine a tenant's Net Family assets, owners and Agencies must use the definition of "Net Family assets" in 24 CFR 813.102, which provides definitions for the H.U.D. section 8 program.

.02 Except as provided in sections 4.03 and 4.04 of this revenue procedure, an Agency's monitoring procedure may provide that an owner may satisfy the documentation requirement for income from assets in § 1.42-5(b)(1)(vii) for a low-income tenant whose Net Family assets do not exceed $5,000 by annually obtaining a signed, sworn statement that includes the following:

(1) That the tenant's Net Family assets do not exceed $5,000, and

(2) The tenant's annual income from Net Family assets.

.03 An Agency's monitoring procedure, however, may not permit an owner to rely on a low-income tenant's signed, sworn statement of annual income from assets if a reasonable person in the owner's position would conclude that the tenant's income is higher than the tenant's represented annual income. In this case, the owner must obtain other documentation of the low-income tenant's annual income from assets to satisfy the documentation requirement in § 1.42-5(b)(1)(vii).

.04 An Agency's monitoring procedure may continue to require that an owner obtain documentation, other than the statement described in section 4.02 of this revenue procedure, to support a low-income tenant's annual certification of income from assets.

SEC. 5. EFFECTIVE DATE

This revenue procedure is effective October 11, 1994.

DRAFTING INFORMATION

The principal author of this revenue procedure is Jeffrey A. Erickson, of the Office of the Assistant Chief Counsel (Passthroughs and Special Industries). For further information regarding this revenue procedure, contact Mr. Erickson at (202) 622-3040 (not a toll-free call).

FEDERAL REGULATION #4

IRS REGULATIONS 1.42-15: AVAILABLE UNIT RULE

IRS REGULATIONS 1.42-15 AND 1.42-16: AVAILABLE UNIT RULE AND SECTION 42(D)(5) FEDERAL GRANTS

DEPARTMENT OF THE TREASURY

Internal Revenue Service

26 CFR Part 1

[TD 8732]

RIN 1545–AT60

Available Unit Rule

AGENCY: Internal Revenue Service (IRS), Treasury.

ACTION: Final regulations.

SUMMARY: This document contains final regulations concerning the treatment of low-income housing units in a building that is occupied by individuals whose incomes increase above 140 percent of the income limitation applicable under section 42(g)(1). These regulations affect owners of those buildings who claim the low-income housing tax credit.

DATES: These regulations are effective September 26, 1997.

For dates of applicability of these regulations, see § 1.42–15(i).

FOR FURTHER INFORMATION CONTACT: David Selig, (202) 622–3040 (not a toll-free number).

SUPPLEMENTARY INFORMATION:

Background

On May 30, 1996, the IRS published a notice of proposed rulemaking in the **Federal Register** (PS–29–95 at 61 FR 27036) proposing amendments to the Income Tax Regulations (26 CFR part 1) under section 42(g)(2)(D) of the Internal Revenue Code. A public hearing was scheduled for September 17, 1996, pursuant to a notice of public hearing published simultaneously with the notice of proposed rulemaking. However, the IRS received no requests to speak at the public hearing, and no public hearing was held. Written comments responding to the notice were received. After consideration of all the comments, the proposed regulations are adopted as revised by this Treasury decision.

Explanation of Revisions and Summary of Comments

The general rule in section 42(g)(2)(D)(i) provides that if the income of an occupant of a low-income unit increases above the income limitation applicable under section 42(g)(1), the unit continues to be treated as a low-income unit. This general rule only applies if the occupant's income initially met the income limitation and the unit continues to be rent-restricted. Section 42(g)(2)(D)(ii), however, provides an exception to the general rule in section 42(g)(2)(D)(i). Under this exception, the unit ceases being treated as a low-income unit when two conditions occur. The first condition is that the occupant's income increases above 140 percent of the income limitation applicable under section 42(g)(1), or above 170 percent for a deep rent skewed project described in section 142(d)(4)(B) (applicable income limitation). When this occurs, the unit becomes an over-income unit. The second condition is that a new occupant, whose income exceeds the applicable income limitation (nonqualified resident), occupies any residential unit in the building of a comparable or smaller size (comparable unit).

Rules and Definitions

One commentator suggested that the available unit rule under the proposed regulations did not clearly indicate whether the aggregate income of all occupants of a unit is taken into account. Accordingly, the final regulations clarify that an over-income unit means a low-income unit in which the aggregate income of the occupants of the unit increases above 140 percent of the applicable income limitation under section 42(g)(1), or above 170 percent of the applicable income limitation for deep rent skewed projects described in section 142(d)(4)(B).

Commentators requested that the final regulations specify whether a comparable unit is measured by floor space or number of bedrooms. The final regulations provide that a comparable unit must be measured by the same method the taxpayer used to determine qualified basis for the credit year in which the comparable unit became available.

Some commentators stated that the provision in the proposed regulations that all available comparable units (not just the "next available" unit) must be rented to qualified residents to continue treating an over-income unit as a low-income unit is inconsistent with the title of section 42(g)(2)(D)(ii). Although the title of that provision uses the term next available unit, the text of the rule provides that if any available comparable unit is occupied by a nonqualified resident, the over-income unit ceases to be treated as a low-income unit. This means that if a building has more than one over-income unit, renting any available comparable unit (a comparably sized or smaller unit) to a qualified resident preserves the status of all over-income units as low-income units. Similarly, if any available comparable unit is rented to a nonqualified resident, all over-income units for which the available unit was a comparable unit lose their status as low-income units; thus, comparably sized or larger over-income units would lose their status as low-income units. In operation, this means that the owner must continue to rent any available comparable unit to a qualified resident until the percentage of low-income units in a building (excluding the over-income units) is equal to the percentage of low-income units on which the credit is based. At that point, failure to maintain the over-income units as low-income units has no immediate significance. (However, the failure to maintain an over-income unit as a low-income unit may affect the owner's decision of whether or not to rent a particular available unit at market rate at a later time.) Consequently, the final regulations provide that all available comparable units in the building, not only the next available comparable unit, must be rented to qualified residents to retain the low-income status of the over-income units.

Application of Rules on a Building by Building Basis

The proposed regulations provide that in a project containing more than one low-income building, the available unit rule applies separately to each building. Some commentators suggested that the regulations should permit residents of over-income units to move to available units in different buildings within the same low-income housing project without violating the available unit rule. However, because the requirements under section 42 must be satisfied on a building by building basis, the final regulations provide that the available unit rule only permits a current resident to move to another unit within the same building of a low-income housing project.

In addition, in response to requests from several commentators, the final regulations make clear that when a current resident moves to a different unit within the same low-income building, the units exchange status. (See example 2 of § 1.42–15(g) of the proposed regulations and § 1.42–15(h) of the final regulations.) Thus, the newly occupied unit adopts the status of the vacated unit, and the vacated unit assumes the status the newly occupied unit had immediately prior to its occupancy by the qualifying residents.

Timing Issues

The methods of committing rental units to tenants varies in different jurisdictions. However, it is a common rental practice to have some form of preliminary reservation for a unit prior to the date on which a lease is signed or the unit is occupied. Thus, several commentators have requested clarification that once a unit is reserved for a prospective tenant, it is no longer treated as available for purposes of the available unit rule. Accordingly, the final regulations provide that a unit is not available for purposes of the available unit rule when the unit is no longer available for rent due to a reservation that is binding under local law.

Finally, financing arrangements using obligations that purport to be exempt facility bonds under section 142 must meet the requirements of sections 103 and 141 through 150 for interest on the obligations to be excluded from gross income under section 103(a). The requirements under section 142(d) may differ from those under section 42. Accordingly, the final regulations provide that the rules under the final regulations are not intended as an interpretation of the applicable rules under section 142.

Special Analyses

It has been determined that this Treasury decision is not a significant regulatory action as defined in EO 12866. Therefore, a regulatory assessment is not required. It also has been determined that section 553(b) of the Administrative Procedure Act (5 U.S.C. chapter 5) does not apply to these regulations, and, because these regulations do not impose on small entities a collection of information requirement, the Regulatory Flexibility Act (5 U.S.C. chapter 6) does not apply. Therefore, a Regulatory Flexibility Analysis is not required. Pursuant to section 7805(f) of the Internal Revenue Code, the notice of proposed rulemaking preceding these regulations was submitted to the Chief Counsel for Advocacy of the Small Business Administration for comment on its impact on small business.

Drafting Information: The principal author of these regulations is David Selig, Office of the Assistant Chief Counsel (Passthroughs and Special Industries), IRS. However, other personnel from the IRS and Treasury Department participated in their development.

List of Subjects in 26 CFR Part 1

Income taxes, Reporting and recordkeeping requirements.

Adoption of Amendments to the Regulations

Accordingly, 26 CFR part 1 is amended as follows:

PART 1—INCOME TAXES

Paragraph 1. The authority citation for part 1 is amended by adding an entry in numerical order to read as follows:

Authority: 26 U.S.C. 7805 * * *

Section 1.42–15 is also issued under 26 U.S.C. 42(n); * * *

Par. 2. Section 1.42–15 is added to read as follows:

§ 1.42–15 Available unit rule.

(a) *Definitions.* The following definitions apply to this section:

Applicable income limitation means the limitation applicable under section 42(g)(1) or, for deep rent skewed projects described in section 142(d)(4)(B), 40 percent of area median gross income.

Available unit rule means the rule in section 42(g)(2)(D)(ii).

Comparable unit means a residential unit in a low-income building that is comparably sized or smaller than an over-income unit or, for deep rent skewed projects described in section 142(d)(4)(B), any low-income unit. For purposes of determining whether a residential unit is comparably sized, a comparable unit must be measured by the same method used to determine qualified basis for the credit year in which the comparable unit became available.

Current resident means a person who is living in the low-income building.

Low-income unit is defined by section 42(i)(3)(A).

Nonqualified resident means a new occupant or occupants whose aggregate income exceeds the applicable income limitation.

Over-income unit means a low-income unit in which the aggregate income of the occupants of the unit increases above 140 percent of the applicable income limitation under section 42(g)(1), or above 170 percent of the applicable income limitation for deep rent skewed projects described in section 142(d)(4)(B).

Qualified resident means an occupant either whose aggregate income (combined with the income of all other occupants of the unit) does not exceed the applicable income limitation and who is otherwise a low-income resident under section 42, or who is a current resident.

(b) *General section 42(g)(2)(D)(i) rule.* Except as provided in paragraph (c) of this section, notwithstanding an increase in the income of the occupants of a low-income unit above the applicable income limitation, if the income of the occupants initially met the applicable income limitation, and the unit continues to be rent-restricted—

(1) The unit continues to be treated as a low-income unit; and

(2) The unit continues to be included in the numerator and the denominator of the ratio used to determine whether a project satisfies the applicable minimum set-aside requirement of section 42(g)(1).

(c) *Exception.* A unit ceases to be treated as a low-income unit if it becomes an over-income unit and a nonqualified resident occupies any comparable unit that is available or that subsequently becomes available in the same low-income building. In other words, the owner of a low-income building must rent to qualified residents all comparable units that are available or that subsequently become available in the same building to continue treating the over-income unit as a low-income unit. Once the percentage of low-income units in a building (excluding the over-income units) equals the percentage of low-income units on which the credit is based, failure to maintain the over-income units as low-income units has no immediate significance. The failure to maintain the over-income units as low-income units, however, may affect the decision of whether or not to rent a particular available unit at market rate at a later time. A unit is not available for purposes of the available unit rule when the unit is no longer available for rent due to contractual arrangements that are binding under local law (for example, a unit is not available if it is subject to a preliminary reservation that is binding on the owner under local law prior to the date a lease is signed or the unit is occupied).

(d) *Effect of current resident moving within building.* When a current resident moves to a different unit within the building, the newly occupied unit adopts the status of the vacated unit. Thus, if a current resident, whose income exceeds the applicable income limitation, moves from an over-income unit to a vacant unit in the same building, the newly occupied unit is treated as an over-income unit. The vacated unit assumes the status the newly occupied unit had immediately before it was occupied by the current resident.

(e) *Available unit rule applies separately to each building in a project.*

In a project containing more than one low-income building, the available unit rule applies separately to each building.

(f) *Result of noncompliance with available unit rule.* If any comparable unit that is available or that subsequently becomes available is rented to a nonqualified resident, all over-income units for which the available unit was a comparable unit within the same building lose their status as low-income units; thus, comparably sized or larger over-income units would lose their status as low-income units.

(g) *Relationship to tax-exempt bond provisions.* Financing arrangements that purport to be exempt-facility bonds under section 142 must meet the requirements of sections 103 and 141 through 150 for interest on the obligations to be excluded from gross income under section 103(a). This section is not intended as an interpretation under section 142.

(h) *Examples.* The following examples illustrate this section:

Example 1. This example illustrates noncompliance with the available unit rule in a low-income building containing three over-income units. On January 1, 1998, a qualified low-income housing project, consisting of one building containing ten identically sized residential units, received a housing credit dollar amount allocation from a state housing credit agency for five low-income units. By the close of 1998, the first year of the credit period, the project satisfied the minimum set-aside requirement of section 42(g)(1)(B). Units 1, 2, 3, 4, and 5 were occupied by individuals whose incomes did not exceed the income limitation applicable under section 42(g)(1) and were otherwise low-income residents under section 42. Units 6, 7, 8, and 9 were occupied by market-rate tenants. Unit 10 was vacant. To avoid recapture of credit, the project owner must maintain five of the units as low-income units. On November 1, 1999, the certificates of annual income state that annual incomes of the individuals in Units 1, 2, and 3 increased above 140 percent of the income limitation applicable under section 42(g)(1), causing those units to become over-income units. On November 30, 1999, Units 8 and 9 became vacant. On December 1, 1999, the project owner rented Units 8 and 9 to qualified residents who were not current residents at rates meeting the rent restriction requirements of section 42(g)(2). On December 31, 1999, the project owner rented Unit 10 to a market-rate tenant. Because Unit 10, an available comparable unit, was leased to a market-rate tenant, Units 1, 2, and 3 ceased to be treated as low-income units. On that date, Units 4, 5, 8, and 9 were the only remaining low-income units. Because the project owner did not maintain five of the residential units as low-income units, the qualified basis in the building is reduced, and credit must be recaptured. If the project owner had rented Unit 10 to a qualified resident who was not a current resident, eight of the units would be low-income units. At that time, Units 1, 2, and 3, the over-income units, could be rented to market-rate tenants because the building would still contain five low-income units.

Example 2. This example illustrates the provisions of paragraph (d) of this section. A low-income project consists of one six-floor building. The residential units in the building are identically sized. The building contains two over-income units on the sixth floor and two vacant units on the first floor. The project owner, desiring to maintain the over-income units as low-income units, wants to rent the available units to qualified residents. J, a resident of one of the over-income units, wishes to occupy a unit on the first floor. J's income has recently increased above the applicable income limitation. The project owner permits J to move into one of the units on the first floor. Despite J's income exceeding the applicable income limitation, J is a qualified resident under the available unit rule because J is a current resident of the building. The unit newly occupied by J becomes an over-income unit under the available unit rule. The unit vacated by J assumes the status the newly occupied unit had immediately before J occupied the unit. The over-income units in the building continue to be treated as low-income units.

(i) *Effective date.* This section applies to leases entered into or renewed on and after September 26, 1997.

Michael P. Dolan,

Acting Commissioner of Internal Revenue.

Approved: August 26, 1997.

Donald C. Lubick,

Acting Assistant Secretary of the Treasury.

[FR Doc. 97–25493 Filed 9–25–97; 8:45 am]

BILLING CODE 4830–01–U

DEPARTMENT OF THE TREASURY

Internal Revenue Service

26 CFR Part 1

[TD 8731]

RIN 1545–AU92

Section 42(d)(5) Federal Grants

AGENCY: Internal Revenue Service (IRS), Treasury.

ACTION: Final and temporary regulations.

SUMMARY: This document contains final regulations with respect to the low-income housing tax credit relating to the application of section 42(d)(5) to certain rental assistance programs under section 42(g)(2)(B)(i). The regulations clarify that certain types of federal rental assistance payments do not result in a reduction in the eligible basis of a low-income housing building.

DATES: These regulations are effective September 26, 1997.

FOR FURTHER INFORMATION CONTACT: Christopher J. Wilson, (202) 622–3040 (not a toll-free call).

SUPPLEMENTARY INFORMATION:

Background

Temporary regulations (TD 8713) and a notice of proposed rulemaking cross-referencing the temporary regulations were published in the **Federal Register** for January 27, 1997 (62 FR 3792, 3848). Those regulations provide that certain federal rental assistance payments made to the owner of a building on behalf of low-income tenants are not federal grants with respect to a building or its operation that require a reduction in the building's eligible basis under section 42(d)(5) of the Internal Revenue Code (Code). These payments include rental assistance payments made under section 8 of the United States Housing Act of 1937 (Act) (42 U.S.C. 1437f), certain payments made under section 9 of the Act (42 U.S.C. 1437g), and payments made under such other programs or

FEDERAL REGULATION #5

IRS REVENUE PROCEDURE 94-64
HOW TO OBTAIN THE WAIVER OF ANNUAL INCOME RE-CERTIFICATION

Rev. Proc. 94-64

SECTION 1. PURPOSE

This revenue procedure informs owners of qualified low-income housing projects how to obtain the waiver of the annual income recertification (the waiver) provided in § 42(g)(8)(B) of the Internal Revenue Code.

SEC. 2. BACKGROUND

Section 42(g)(8)(B), as added by § 13142(b)(3) of the Revenue Reconciliation Act of 1993, Pub. L. No. 103-66, 107 Stat. 416, 438, provides that, on application by the taxpayer, the Secretary may waive any annual recertification of tenant income for purposes of § 42(g), if the entire building is occupied by low-income tenants (a 100 percent low-income building). The term "low-income tenants" refers to the individuals occupying a rent-restricted unit in a qualified low-income housing project whose combined income satisfies the § 42(g)(1) income limitation elected by the owner of the project.

Except as otherwise provided in this revenue procedure, an owner of a 100 percent qualified low-income building (an owner) who satisfies the requirements in section 5 of this revenue procedure will be granted the waiver.

Section 1.42-5 of the Income Tax Regulations (the compliance monitoring regulations) requires an annual income certification for each low-income tenant in a qualified low-income building, even for those low-income tenants in a 100 percent low-income building. Section 1.42-5 provides the minimum requirements that a housing credit agency's (Agency) compliance monitoring procedure must contain to satisfy its compliance monitoring duties under § 42(m)(1)(B)(iii). Section 1.42-5(b)(1)(vi) provides that an Agency must require an owner to keep records for each qualified low-income building in the project that show for each year in the compliance period the annual income certifications of each low-income tenant per unit. Section 1.42-5(b)(1)(vii) provides that an Agency must require an owner to keep documents for each qualified low-income building in its project for each year in the compliance period that support each low-income tenant's income certification. Section 1.42-5(c)(1)(iii) provides that an Agency must require an owner to certify at least annually that, for the preceding 12-month period, the owner has received an annual income certification from each low-income tenant and documentation supporting that certification.

Section 42(g)(8)(B) in effect allows an owner an exemption from the requirements in paragraphs (b)(1)(vi), (b)(1)(vii), and (c)(1)(iii) of § 1.42-5. Under this revenue procedure, an Agency may exempt from those requirements a building to which the waiver applies. Section 1.42-5 prescribes only the minimum requirements an Agency's monitoring procedure must contain. Thus, an Agency may choose to require an owner to continue to satisfy the recordkeeping and certification requirements of § 1.42-5 for the annual recertification of tenants' annual income.

When applying for the waiver under § 42(g)(8)(B), an owner with more than one 100 percent low-income building in a project may submit a single application for all of the 100 percent low-income buildings in the project.

SEC. 3. SCOPE

This revenue procedure applies to Agencies and owners of qualified low-income housing projects.

SEC. 4. EFFECT OF OBTAINING A WAIVER UNDER § 42(g)(8)(B)

.01 An owner that obtains the waiver for its 100 percent low-income building by satisfying the requirements of this revenue procedure is not required to (1) keep records that show an annual income recertification of all the low-income tenants in the building who have previously had their annual income verified, documented, and certified; (2) maintain documentation to support that recertification; or (3) certify to its Agency that it has received this information.

.02 The waiver takes effect beginning with the compliance monitoring cycle following the date on which an owner sends, under section 5.02 of this revenue procedure, the statement described in section 5.01 of this revenue procedure to the Agency responsible for monitoring the owner's building. Once the waiver takes effect, it covers all subsequent compliance monitoring cycles during the building's compliance period.

.03 Obtaining the waiver will no[t] prevent an owner from having [t]o produce documentation to verify the owner's compliance with the rules and regulations of § 42 upon an examination of the owner's federal income tax return. In addition, except for the recordkeeping and certification requirement for the annual income recertification, obtaining the waiver will not prevent an owner from having to satisfy the requirements of the monitoring procedure adopted by the Agency responsible for monitoring the owner's building for compliance with the rules and regulations of § 42. Further, the Internal Revenue Service may revoke the waiver if the building ceases to be a 100 percent low-income building or if the Internal Revenue Service determines that an owner has violated § 42 in a manner that is sufficiently serious to warrant revocation.

.04 If an Agency exempts those 100 percent low-income buildings to which the waiver applies from the requirements of paragraphs (b)(1)(vi), (b)(1)(vii), and (c)(1)(iii) of § 1.42-5 the Agency's monitoring procedur[e] will satisfy the requirements of § 1.42-5. Nonetheless, an Agency's monitoring procedure must continue to require that an owner satisfy the requirements in paragraphs (b)(1)(vi), (b)(1)(vii), and (c)(1)(iii) of § 1.42-5 upon a tenant's initial occupancy of any residential rental unit in the building.

.05 A 100 percent low-income building to which the waiver applies is included in the review requirements of § 1.42-5(c)(2).

SEC. 5. PROCEDURE FOR APPLYING FOR THE WAIVER UNDER § 42(g)(8)(B)

An owner applying for the waiver for its 100 percent low-income building must-

.01 Send a written statement signed under penalty of perjury to the Internal Revenue Service Center, P.O. Box 245, Philadelphia, PA 19255 that includes the following:

(1) That the owner is applying for the annual income recertification waiver provided in § 42(g)(8)(B);

(2) That the owner has obtained a statement from the Agency responsible for monitoring the building that each residential rental unit in the building was a low-income unit under § 42 at the end of the most recent credit period for the building;

(3) That the owner understands that the Agency responsible for monitoring the building may continue to require an annual income recertification under the Agency's monitoring procedure and that the waiver does not exempt the owner from the recordkeeping and certification requirements of § 1.42-5 for the verification of the annual income of a tenant upon the tenant's initial occupancy of any unit in the building; and

(4) The building identification number (BIN) assigned to the building, the building or project name, the building or project address, and the owner's name and taxpayer identification number. This information should appear on the upper right hand corner of the statement.

.02 Simultaneously send a copy of the statement to the Agency responsible for monitoring the building.

.03 Keep a copy of the statement with the building's records. This copy must remain a part of the building's records regardless of any ownership transfer.

To use a tenant's signed, sworn statement to document the tenant's income from assets, see Rev. Proc. 94-65, this page, this Bulletin.

SEC. 6. EFFECTIVE DATE

This revenue procedure is effective on and after October 11, 1994.

DRAFTING INFORMATION

The principal author of this revenue procedure is Jeffrey A. Erickson of the Office of the Assistant Chief Counsel (Passthroughs and Special Industries). For further information regarding this revenue procedure, contact Mr. Erickson at (202) 622-3040 (not a toll-free call).

FEDERAL REGULATION #6

IRS REVENUE PROCEDURE 94-57
MAXIMUM RENTS AND MAXIMUM RENT FLOOR;
CHANGES IN AREA MEDIAN GROSS INCOME (AMGI)

Internal Revenue Service
Revenue Procedure 94-57
(Gross Rent Floor)

Rev. Proc. 94-57

SECTION 1. PURPOSE

This revenue procedure informs owners of qualified low-income housing projects and housing credit agencies (Agencies) when the gross rent floor in § 42(g)(2)(A) of the Internal Revenue Code takes effect.

SEC. 2. BACKGROUND

On May 5, 1993, new area median gross income (AMGI) figures went into effect for the United States Department of Housing and Urban Development programs and other federal programs that use AMGI figures, including the § 42 low-income housing tax credit program. In some areas, the AMGI level fell below previous levels.

Section 42(g)(1) defines a qualified low-income housing project as any project for residential rental use that meets one of the following requirements: (A) 20 percent or more of the residential units in the project are both rent-restricted and occupied by individuals whose income is 50 percent or less of AMGI, as adjusted for family size, or (B) 40 percent or more of the residential units in the project are both rent-restricted and occupied by individuals whose income is 60 percent or less of AMGI, as adjusted for family size.

Section 42(g)(2)(A) provides that, under § 42(g)(1), a residential unit is rent-restricted if the gross rent for the unit does not exceed 30 percent of the imputed income limitation applicable to the unit. Under § 42(g)(2)(C), the imputed income limitation applicable to a unit is the income limitation that would apply under § 42(g)(1) to individuals occupying the unit if the number of individuals occupying the unit were as follows: (i) in the case of a unit that does not have a separate bedroom, one individual, or (ii) in the case of a unit that has one or more separate bedrooms, 1.5 individuals for each separate bedroom.

For calculating gross rent on a rent-restricted unit, § 7108(e)(2) of the Revenue Reconciliation Act of 1989, 1990-1 C.B. 214, 220, amended § 42(g)(2)(A) to provide that the amount of the income limitation under § 42(g)(1) applicable for any period is not less than the limitation applicable for the earliest period the building that contains the unit was included in the determination of whether the project is a qualified low-income housing project (the gross rent floor). Section 42(g)(3)(A) provides that, except as otherwise provided in § 42(g)(3), a building is treated as a qualified low-income building only if the project (of which the building is a part) meets the requirements of § 42(g)(1) not later than the close of the first year of the credit period for the building.

Section 42(h)(1)(A) provides that the amount of credit determined under § 42 for any taxable year for any building shall not exceed the housing credit dollar amount allocated to the building under § 42(h). Under § 42(m)(2)(A), the housing credit dollar amount allocated to a proj[illegible] shall not exceed the amount an Ag[illegible]cy determines is necessary for financial feasibility of the project a[illegible] its viability as a qualified low-income housing project throughout the credit period. Section 42(m)(2)(B) provides that in making the determination under § 42(m)(2)(A), an Agency shall consider (i) the sources and uses of funds and the total financing planned for the project, (ii) any proceeds or receipts expected to be generated by reason of tax benefits, (iii) the percentage of housing credit dollar amounts used for project costs other than the cost of intermediaries, and (iv) the reasonableness of the developmental and operational costs of the project. The gross rent under § 42(g)(2)(A) that a low-income housing project may generate is a source of funds an Agency must consider in making the determination under § 42(m)(2)(A).

Section 42(h)(4)(A) provides that § 42(h)(1) does not apply to the portion of any credit allowable under § 42(a) that is attributable to eligi[illegible] basis financed by any obligation [illegible] interest on which is exempt fron[illegible] under § 103 if (i) the obligation is taken into account under § 146, and (ii) principal payments on the financing are applied within a reasonable period to redeem obligations the proceeds of which were used to provide the financing. Section 42(h)(4)(B) provides that for purposes of § 42(h)(4)(A), if 50 percent or more of the aggregate basis of any building and the land on which the building is located is financed by an obligation described in § 42(h)(4)(A), § 42(h)(1) does not apply to any portion of the credit allowable under § 42(a) for the building. Section 42(m)(2)(D) provides that § 42(h)(4) does not apply to any project unless the governmental unit that issued the bonds (or on behalf of which the bonds were issued) makes a determination under rules similar to the rules of § 42(m)(2)(A) and (B). Upon making this determination, an Agency will issue a "determination letter" to a building.

Under § 1.42-13(a) of the Income Tax Regulations, the Secretary may provide guidance through various publications in the Internal Revenue Bulletin to carry out the purposes of § 42.

SEC. 3. SCOPE

This revenue procedure applies to Agencies and owners of qualified low-income housing projects, as defined by § 42(g)(1).

SEC. 4. PROCEDURE

Except for a low-income building described in § 42(h)(4)(B) (a bond-financed building), the Internal Revenue Service will treat the gross rent floor in § 42(g)(2)(A) as taking effect on the date an Agency initially allocates a housing credit dollar amount to the building under § 42(h)(1). However, the Service will treat the gross rent floor as taking effect on a building's placed in service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. An owner must make this designation to use the placed in service date and inform the Agency that made the allocation to the building no later than the date on which the building is placed in service.

For a bond-financed building, the Service will treat the gross rent floor in § 42(g)(2)(A) as taking effect on the date an Agency initially issues a determination letter to the building. However, the Service will treat the gross rent floor as taking effect on a building's placed in service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. An owner must make this designation to use the placed in service date and inform the Agency that issued the determination letter to the building no later than the date on which the building is placed in service.

An Agency should establish a procedure that will allow an owner to inform the Agency of this designation no later than the date the owner's building is placed in service.

For the effect of a change in AMGI on the initial qualification of a tenant as a low-income tenant and the available unit rule, see Rev. Rul. 94-57.

SEC. 5. EFFECTIVE DATE

This revenue procedure is effective for low-income housing projects receiving initial allocations or determination letters issued after October 6, 1994. For those projects that received initial allocations or determination letters prior to this effective date, for purposes of establishing the gross rent floor in § 42(g)(2)(A), owners and Agencies may use a date based on a reasonable interpretation of § 42.

DRAFTING INFORMATION

The principal author of this revenue procedure is Jeffrey A. Erickson of the Office of the Assistant Chief Counsel (Passthroughs and Special Industries). For further information regarding this revenue procedure contact, Mr. Erickson at (202) 622-3040 (not a toll-free call).

APPENDIX "A"

FLOW CHART - HOUSING TAX CREDIT PROGRAM COMPLIANCE MONITORING PROCESS

HOUSING TAX CREDIT COMPLIANCE MONITORING
FLOW CHART

Housing Tax Credit Development is **Placed in Service** AND Mississippi Home Corporation Allocation Division **issues IRS Form 8609**

The **Compliance Period begins** for the development AND the Compliance Division issues a **Compliance Welcome Package**

By July 1st of each year, the **Owner Certifies Compliance** by completing his/her Annual Owner Certification Documents:

1. Owner's Certification of Continued Program Compliance
2. Quarterly Rent Rolls**
3. Schedule A
4. Form 8609 with Part II completed (new developments only)
5. Form 8586
6. Annual Operating Statement
7. Utility Allowance estimates, if applicable

Random Sample of HTC Development are selected for review
(typically once every three years)

Letter/Notice of Compliance Monitoring On-site Visit or Internal Desk Audit is issued

Detailed Notification of date/time/place scheduled for Compliance Monitoring On-site visit is issued Or Detailed notification of desk audit due date and information.
(Approx. notification time is two weeks)

On-site Visit
Records Review
Building and Unit Inspection

Desk Audit Review
Records Review
(physical inspection for non RHS properties shortly after review)

Are there **FINDINGS?**

YES

Development is notified by mail and given up to a 90-day correction period.

Notice of acceptability for correction(s) is mailed

Form 8823 Report of Noncompliance is forwarded to the IRS for violation of Section 42 of the IRC.

NO

Development is notified in writing of **"No Findings"**

APPENDIX “B”

FORM 8609 - LOW INCOME HOUSING TAX CREDIT ALLOCATION CERTIFICATION

Form **8609** (Rev. January 2000)

Department of the Treasury Internal Revenue Service

Low-Income Housing Credit Allocation Certification

▶ **Do not file separately. The building owner must attach Form 8586, Form 8609, and Schedule A (Form 8609) to its Federal income tax return.**

OMB No. 1545-0988

Attachment Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of **building** (do not use P. O. box)(see instructions)	B Name and address of **housing credit agency**
C Name, address, and TIN of **building owner** receiving allocation TIN ▶	D Employer identification number of agency E Building identification number (BIN)

1a	Date of allocation ▶ ..../..../........ **b** Maximum housing credit dollar amount allowable	**1b**	
2	Maximum applicable credit percentage allowable	**2**	%
3a	Maximum qualified basis	**3a**	
b	Check here ▶ ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)	**3b**	1 __ __ %
4	Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.) . . .	**4**	%
5	Date building placed in service . . . . ▶ ..../..../......		

6 Check the box that describes the allocation for the building (check one only):

a ☐ Newly constructed and federally subsidized **b** ☐ Newly constructed and **not** federally subsidized **c** ☐ Existing building

d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized **e** ☐ Sec. 42(e) rehabilitation expenditures **not** federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

▶ .... Signature of authorized official ▶ .... Name (please type or print) ▶ .... Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a	Date building placed in service ▶ ..../..../........ **b** Eligible basis of building (see instructions)	**7b**	
8a	Original qualified basis of the building at close of first year of credit period	**8a**	

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? . . . . ☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)?. . . ☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? ☐ Yes ☐ No

10 Check the appropriate box for each election:

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) . . ☐ Yes ☐ No

b Elect **not** to treat large partnership as taxpayer (section 42(j)(5)) . . . . ☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only)

d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions) . . . . ☐ 15-40

Note: *A separate* **Schedule A (Form 8609)***, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.*

Caution: *Read the instructions under* **Signature** *(page 4)* **before** *signing this part.*

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ▶ ☐ has not ▶ ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

▶ .... Signature ▶ .... Taxpayer identification number ▶ .... Date

▶ .... Name (please type or print)

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

Owners of residential low-income rental buildings are allowed a low-income housing credit for each qualified building over a 10-year credit period. Form 8609 is used to obtain a housing credit allocation from the housing credit agency. A separate Form 8609 must be issued for each building in a multiple building project. Form 8609 and related **Schedule A (Form 8609),** Annual Statement, are also used to certify certain information.

Housing credit agency. This is any state or local agency authorized to make low-income housing credit allocations within its jurisdiction.

Owner of building. Owners must complete Part II of this form and a separate Schedule A (Form 8609) and attach them to their returns even if an allocation of credit by a housing credit agency is not required. See **Specific Instructions** before completing Part II.

Building identification number (BIN). This number is assigned by the housing credit agency. The BIN initially assigned to a building must be used for any allocation of credit to the building that requires a separate Form 8609 (see **Multiple Forms 8609** on this page). For example, rehabilitation expenditures treated as a separate new building should not have a separate BIN if the building already has one. Use the number first assigned to the building.

Allocation of credit. For an owner to claim a low-income housing credit on a building (except as explained under **Tax-exempt bonds** below), the housing credit agency must make an allocation of the credit by the close of the calendar year in which the building is placed in service, unless:

- The allocation is the result of an advance binding commitment by the credit agency made not later than the close of the calendar year in which the building is placed in service (see section 42(h)(1)(C));
- The allocation relates to an increase in qualified basis (see section 42(h)(1)(D)); **or**
- The allocation is made:

1. For a building placed in service no later than the second calendar year following the calendar year in which the allocation is made if the building is part of a project in which the taxpayer's basis is more than 10% of the project's reasonably expected basis as of the end of that second calendar year; or

2. For a project that includes more than one building if **(a)** the allocation is made during the project period, **(b)** the allocation applies only to buildings placed in service during or after the calendar year in which the allocation is made, and **(c)** the part of the allocation that applies to any building is specified by the end of the calendar year in which the building is placed in service.

See sections 42(h)(1)(E) and 42(h)(1)(F) and Regulations section 1.42-6 for more details.

The agency can only make an allocation to a building located within its geographical jurisdiction. Once an allocation is made, the credit is allowable for all years during the 10-year credit period. A separate Form 8609 must be completed for each building to which an allocation of credit is made.

Multiple Forms 8609. Allocations of credit in separate calendar years require separate Forms 8609. Also, when a building receives separate allocations for acquisition of an existing building and for rehabilitation expenditures, a separate Form 8609 must be completed for each credit allocation.

Tax-exempt bonds. No housing credit allocation is required for any portion of the eligible basis of a qualified low-income building that is financed with tax-exempt bonds taken into account for purposes of the volume cap under section 146. An allocation is not needed when 50% or more of the aggregate basis of the building and the land on which the building is located (defined later) is financed with certain tax-exempt bonds for buildings placed in service after 1989. However, the owner still must get a Form 8609 from the appropriate housing credit agency (with the applicable items of Part I completed, including an assigned building identification number (BIN)).

Land on which the building is located. This includes only land that is functionally related and subordinate to the qualified low-income building (see Regulations sections 1.103-8(a)(3) and 1.103-8(b)(4)(iii) for the meaning of "functionally related and subordinate").

When To File

Housing credit agencies should issue a copy of Form 8609 (with only Part I completed) with instructions to the owner of the building. The housing credit agency must keep a copy and send the original to the IRS with **Form 8610,** Annual Low-Income Housing Credit Agencies Report.

Owners must attach completed Forms 8609 and accompanying Schedules A (Form 8609) to **Form 8586,** Low-Income Housing Credit, and file these forms with their income tax returns by the due date of the return for each tax year in which the credit is claimed. They must also attach Forms 8609 and Schedules A to their returns for each later year in the 15-year compliance period.

Note to owners: ***Do not*** *attach Form 8609 or Schedule A (Form 8609) to Form 8586 if the only credit claimed on Form 8586 is from a partnership, S corporation, estate, or trust. The entity will complete those forms and attach them to its return.*

Recordkeeping

To verify changes in qualified basis from year to year, you must keep a copy of this Form 8609 with all accompanying Schedule(s) A (Form 8609), Form 8586, and Form 8611 for 3 years after the 15-year compliance period ends (unless this recordkeeping requirement is otherwise extended).

Specific Instructions

Part I—Allocation of Credit

Completed by Housing Credit Agency Only

Addition to qualified basis. Check this box if an allocation relates to an increase in qualified basis under section 42(f)(3). Enter only the housing credit dollar amount for the increase. Do not include any portion of the original qualified basis when determining this amount.

Amended form. Check this box if this form amends a previously issued form. Complete all entries and explain the reason for the amended form. For example, if there is a change in the amount of initial allocation before the close of the calendar year, file an amended Form 8609 instead of the original form.

Item A. Identify the building for which this Form 8609 is issued when there are multiple buildings with the same address (e.g., BLDG. 6 of 8).

Line 1a. Generally, the date of allocation is the date the Form 8609 is completed, signed, and dated by an authorized official of the housing credit agency. However, if an allocation is made under section 42(h)(1)(E) or 42(h)(1)(F), the date of allocation is the date the authorized official of the housing credit agency completes, signs, and dates the section 42(h)(1)(E) or 42(h)(1)(F) document used to make the allocation. If no allocation is required (i.e., 50% or greater tax-exempt bond financed building), leave line 1a blank.

Line 1b. Enter the housing credit dollar amount allocated to the building for each year of the 10-year credit period. The amount should equal the percentage on line 2 multiplied by the amount on line 3a. For tax-exempt bond projects for which no allocation is required, enter the housing credit dollar amount allowable under section 42(m)(2)(D).

Line 2. Enter the maximum applicable credit percentage allocated to the building for the month the building was placed in service or, if applicable, for the month determined under section 42(b)(2)(A)(ii).

If an election is made under section 42(b)(2)(A)(ii) to use the applicable percentage for a month other than the month in which a building is placed in service, the requirements of Regulations section 1.46-8 must be met. The agency must keep a copy of the binding agreement and the election statement and file the original with the agency's Form 8610 for the year the allocation is actually made. The maximum applicable credit percentage is published monthly in the Internal Revenue Bulletin. For new buildings that are not federally subsidized under section 42(i)(2)(A), use the applicable percentage for the 70% present value credit. For new buildings that are federally subsidized, or existing buildings, use the applicable percentage for the 30% present value credit. See the instructions for line 6 for the definition of "Federally subsidized." A taxpayer may elect under section 42(i)(2)(B) to reduce eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation in order to obtain the higher credit percentage (see Part II, line 9a).

For allocations to buildings for additions to qualified basis under section 42(f)(3), do not reduce the maximum applicable credit percentage even though the building owner may only claim a credit based on two-thirds of the credit percentage allocated to the building.

Line 3a. Enter the maximum qualified basis of the building. To figure this, multiply the eligible basis of the qualified low-income building by the smaller of:

1. The percentage of low-income units to all residential rental units (the "unit percentage"), or

2. The percentage of floor space of the low-income units to the floor space of all residential rental units (the "floor-space percentage").

Generally, a unit is not treated as a low-income unit unless it is suitable for occupancy and is used other than on a transient basis. Section 42(i)(3) provides for certain exceptions (e.g., units that provide for transitional housing for the homeless may qualify as low-income units). See sections 42(i)(3) and 42(c)(1)(E) for more information.

Except as explained in the instructions for line 3b, below, the **eligible basis** for a new building is its adjusted basis as of the close of the first tax year of the credit period. For an existing building, the eligible basis is its acquisition cost plus capital improvements through the close of the first tax year of the credit period. See the instructions for Part II, line 7b, and section 42(d) for other exceptions and details.

Line 3b. Special rule to increase basis for buildings in certain high-cost areas. If the building is located in a high-cost area (i.e., a "qualified census tract" or a "difficult development area"), the eligible basis may be increased as follows:

- For new buildings, the eligible basis may be up to 130% of such basis determined without this provision.
- For existing buildings, the rehabilitation expenditures under section 42(e) may be up to 130% of the expenditures determined without regard to this provision.

Enter the percentage to which eligible basis was increased. For example, if the eligible basis was increased to 120%, enter "120." See section 42(d)(5)(C) for definitions of a qualified census tract and a difficult development area, and for other details.

Note: *Before increasing eligible basis, the eligible basis must be reduced by any Federal subsidy that the taxpayer elects to exclude from eligible basis and any Federal grant received.*

Line 4. Enter the percentage of the aggregate basis of the building financed by certain tax-exempt bonds. If this amount is zero, enter zero (do not leave this line blank).

Line 5. The placed-in-service date for a residential rental building is the date the first unit in the building is ready and available for occupancy under state or local law. Rehabilitation expenditures treated as a separate new building under section 42(e) are placed in service at the close of any 24-month period over which the expenditures are aggregated, whether or not the building is occupied during the rehabilitation period.

Line 6. Generally, a building is treated as federally subsidized if at any time during the tax year or any prior tax year there is outstanding any tax-exempt bond financing or any below-market Federal loan, the proceeds of which are used (directly or indirectly) for the building or its operation.

However, buildings receiving assistance under the Home Investment Partnership Act (as in effect on August 10, 1993) are **not** treated as federally subsidized if 40% or more of the residential units in the building are occupied by individuals whose income is 50% or less of the area median gross income. Buildings located in New York City receiving this assistance are not treated as federally subsidized if 25% or more of the residential units in the building are occupied by individuals whose income is 50% or less of the area median gross income.

Generally, no credit is allowable for acquisition of an existing building unless substantial rehabilitation is done. See sections 42(d)(2)(B)(iv) and 42(f)(5). **Do not** issue Form 8609 for acquisition of an existing building unless substantial rehabilitation under section 42(e) is placed in service.

Part II—First-Year Certification

Completed by Building Owner for the First Year of Credit Period Only

Note: *Form 8609 is invalid unless Part I is completed by the appropriate housing credit agency.*

Line 7a. See the instructions for line 5. This date must correspond with the date certified to the housing credit agency.

Line 7b. Enter the eligible basis (in dollars) of the building. Determine eligible basis at the close of the first year of the credit period (see sections 42(f)(1), 42(f)(5), and 42(g)(3)(B)(iii) for determining the start of the credit period).

For new buildings, the eligible basis is generally the cost of construction or rehabilitation expenditures incurred under section 42(e).

For existing buildings, the eligible basis is the cost of acquisition plus rehabilitation expenditures not treated as a separate new building under section 42(e) incurred by the close of the first year of the credit period.

If the housing credit agency has entered an increased percentage in Part I, line 3b, multiply the eligible basis by the increased percentage and enter the result.

Residential rental property may qualify for the credit even though part of the building in which the residential rental units are located is used for commercial use. Do not include the cost of the nonresidential rental property. However, you may generally include the basis of common areas or tenant facilities, such as swimming pools or parking areas, provided there is no separate fee for the use of these facilities and they are made available on a comparable basis to all tenants in the project. You must reduce the eligible basis by the amount of any Federal grant received. Also reduce the eligible basis by the entire basis allocable to non-low-income units that are above the average quality standard of the low-income units in the building. You may, however, include a portion of the basis of these non-low-income units if the cost of any of these units does not exceed by more than 15% the average cost of all low-income units in the building, and you elect to exclude this excess cost from the eligible basis by checking the "Yes" box for line 9b. See section 42(d).

You may elect to reduce the eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation to obtain a higher credit percentage. To make this election, check the "Yes" box in Part II, line 9a. Reduce the eligible basis by the principal amount of such loan or obligation proceeds before entering the amount on line 7b. You must reduce the eligible basis by the principal amount of such loan or obligation proceeds or any Federal grant received before multiplying the eligible basis by the increased percentage in Part I, line 3b.

Line 8a. Multiply the eligible basis of the building shown on line 7b by the smaller of the unit percentage or the floor space percentage as of the close of the first year of the credit period and enter the result on line 8a. Low-income units are units occupied by qualifying tenants, while residential rental units are all units, whether or not occupied. See the instructions for Part I, line 3a, on page 3.

Line 8b. Each building is considered a separate project under section 42(g)(3)(D) unless, before the close of the first calendar year in the project period (defined in section 42(h)(1)(F)(ii)), each building that is (or will be) part of a multiple building project is identified by attaching a statement to your tax return (as required in the instructions for Form 8586, line 1) that includes **(a)** the name and address of the project and each building in the project, **(b)** the building identification number (BIN) of each building in the project, **(c)** the aggregate credit dollar amount for the project, and **(d)** the credit allocated to each building in the project.

Two or more qualified low-income buildings may be included in a **multiple building project** only if they **(a)** are located on the same tract of land (unless all of the dwelling units in all of the buildings being aggregated in the multiple building project are low-income units—see section 42(g)(7)), **(b)** are owned by the same person for Federal tax purposes, **(c)** are financed under a common plan of financing, and **(d)** have similarly constructed housing units. A qualified low-income building includes residential rental property that is an apartment building, a single-family dwelling, a town house, a row house, a duplex, or a condominium.

Line 9a. You may elect to reduce the eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation and claim the 70% present value credit on the remaining eligible basis. However, if you make this election, you may not claim the 30% present value credit on the portion of the basis that was financed with the below-market Federal loan or the tax-exempt obligation.

Line 9b. See the instructions for Part II, line 7b, on page 3.

Line 10a. You may elect to begin the credit period in the tax year after the building is placed in service. Once made, the election is irrevocable.

Note: *Section 42(g)(3)(B)(iii) provides special rules for determining the start of the credit period for certain multiple building projects.*

Line 10b. Partnerships with 35 or more partners are treated as the taxpayer for purposes of recapture unless an election is made not to treat the partnership as the taxpayer. Check the "Yes" box if you do **not** want the partnership to be treated as the taxpayer for purposes of recapture. Once made, the election is irrevocable.

Line 10c. You must meet the minimum set-aside requirements under section 42(g) for the project by electing one of the following tests:

1. 20-50 Test: 20% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, or

2. 40-60 Test: 40% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 60% or less of the area median gross income.

Once made, the election is irrevocable.

Note: *Owners of buildings in projects located in New York City may **not** use the 40-60 test. Instead, they may use a **25-60 Test:** 25% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 60% or less of the area median gross income (see also section 142(d)(6)).*

Caution: *The minimum set-aside requirement must be met by the close of the first year of the credit period in order to claim any credit for the first year or for any subsequent years.*

Line 10d. The deep-rent-skewed 15-40 election is not an additional test for satisfying the minimum set-aside requirements of section 42(g). The 15-40 test is an election that relates to the determination of a low-income tenant's income. Generally, a continuing resident's income may increase up to 140% of the applicable income limit (50% or less **or** 60% or less of the area median gross income under the minimum set-aside rules in **Line 10c** above). When the deep-rent-skewed election is made, the income of a continuing resident may increase up to 170% of the applicable income limit. If this election is made, at least 15% of all low-income units in the project must be occupied at all times during the compliance period by tenants whose income is 40% or less of the area median gross income. A deep-rent-skewed project itself must meet the requirements of section 142(d)(4)(B). Once made, the election is irrevocable.

Signature

Because Form 8609 requires an original signature each year and the form is not issued annually by the housing credit agency, complete the following steps after you receive the form from the agency:

1. Complete Part II of the form (do not sign it).

2. After completing Part II, make a copy of the form.

3. Complete all items in the signature section of the copy that you file. Keep the original copy you receive from the housing credit agency so that copies can be made from the unsigned original copy and used for filing with your future years' income tax returns.

4. Complete Schedule A (Form 8609) for each building and attach it to the signed copy of Form 8609 you attach to your income tax return.

5. If the maximum applicable credit percentage allocated to the building in Part I, line 2, reflects an election made under section 42(b)(2)(A)(ii), you must attach a copy of the election statement and, if the binding agreement specifying the housing credit dollar amount is contained in a separate document, a copy of the binding agreement to Form 8609 for the first tax year in which the credit is claimed.

6. If the housing credit dollar amount allocated in Part I, line 1b, reflects an allocation made under section 42(h)(1)(E) or 42(h)(1)(F), you must attach a copy of the allocation document to Form 8609 for the first tax year the credit is claimed.

Note: *If you received more than one allocation (e.g., an allocation the year the building was placed in service and a second allocation based on an addition to qualified basis), attach signed copies of both Forms 8609 to your return.*

Paperwork Reduction Act Notice. We ask for the information on these forms to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file the following forms will vary depending on individual circumstances. The estimated average times are:

Form 8609

Learning about the law or the form	2 hr., 17 min.
Recordkeeping	8 hr., 37 min.
Preparing and sending the form to the IRS	2 hr., 31 min.

Schedule A (Form 8609)

Learning about the law or the form	47 min.
Recordkeeping	6 hr., 41 min.
Preparing and sending the form to the IRS	56 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making these forms simpler, we would be happy to hear from you. You can write to the Internal Revenue Service at the address listed in the instructions for the tax return with which these forms are filed.

APPENDIX "C"

GLOSSARY OF TERMS

MISSISSIPPI HOME CORPORATION
Low Income Housing Tax Credit
Glossary of Terms

140% Rule: The Next Available Unit Rule applies if the household income increases more than 140% above the current maximum income limit per person.

Accessibility: Usable for access or capable of being used.

Acquisition: Action taken to acquire by purchase, donation, or eminent domain real property.

American with Disabilities Act (ADA): A broad civil rights law guaranteeing equal opportunity for individuals with disabilities in employment, public accommodations transportation, state and local government services, and telecommunications.

Amount of tax credit: The tax credit percentage, multiplied by the qualified basis.

Annual Compliance Report: A report or series of reports submitted to the Corporation annually (generally due July 1st) that documents a project(s) occupancy and tax credit units as of the end of the monitoring year.

Annual Gross Income: The anticipated total income from all sources and assets received by the family head and/or spouse, and by each additional member of the family for the 12-month period following certification of eligibility.

Applicable Federal Rate (AFR): A monthly "present value" calculation of interest rate statistic issued by the Treasury Department used to determine the annual tax credit percentage for projects based on the placed in service date.

Applicable Fraction: The portion or the percentage of a project leased as qualified tax credit units, which is determined at the end of the tax year and is the lesser of the number of tax credit units as percentage of residential units or total floor space of credit units as a percentage of the total floor space of all residential units.

Asset Income: Income which is generated by a savings accounts, real estate, or other investments.

Bond Posting: A bond posted with a Treasury Department approved surety company to avoid recapture of a portion of previously claimed credits after a change of ownership of a LIHTC property. The bond must be maintained throughout the compliance period and for 58 months after the end of the compliance period.

Building Identification Number: A number BIN) which allows the Internal Revenue Service to identify a building in a tax credit project.

Carryover Allocation: The credit of allocation that is to be placed in service no later than the end of the second calendar year following the allocation year. Carryover allocation also gives owners additional time to place a project in service.

Cash Value: The amount the household would receive if the asset were converted to cash.

Certificate of Occupancy ("CO"): A certificate issued which certifies that a building is ready for occupancy.

Compliance Period: A period of compliance which begins the date the project is placed in service and lasts for 15 consecutive years.

Compliance Violations: See noncompliance.

Development Period: Begins when a commitment of low income housing tax credits is made and lasts until the project is placed in service. This period can last for a few months or take as long as 2 years.

Difficult to Develop Area Designation (DDA): Areas with the worst housing cost problems using the following rations as an indicator of problems: Fair Market Rate (FMR) median family income the designation is awarded to 20 percent of the metro and non-metro areas. With severe problems, (using OMB definition) recalculated annually; such areas receive special additional tax benefits under this program.

Discriminatory Housing Practice: An act that is unlawful under Section 804, 805, 806, or 818 of the Fair Housing Act.

Eligible Basis: Reflects the amount of project cost such as acquisition and/or rehabilitation cost allowable under the Low Income Housing Tax Credit program.

Elderly Family: A family of two or more persons of which one person is 62 years of age or older.

Empty Unit: A tax credit unit that has never been rented.

Extended Use Agreement: An agreement which would extend the low-income occupancy requirements and rent restrictions for a minimum of 15 years or more beyond the end of the compliance period unless certain conditions are met.

Fair Housing Act: Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988 which makes it illegal to discriminate in the sale, rental, financing, advertising or operation of housing. It also makes it illegal to discriminate in residential lending decisions and to make discriminatory statements in advertising.

Fair Market Rent (FMR): The maximum chargeable gross rent in an area for projects participating in the HUD Section 8 program and is determined by HUD.

Familial Status: A protective class of one or more individuals who have not attained the age of 18 years who live with; a) a parent or another person having legal custody of such individual(s); or b) a legal guardian who has the written permission of the parent or other person.

FmHA: Farmers Home Administration, former name for Rural Housing Services (RHS).

Full-time Student: A person(s) who attends school full-time during at least five calendar months during the calendar year at a regular educational institution. Colleges must certify the full-time student status and the actual hours.

General Partner: An individual or entity responsible for the project's operation and is normally accountable to investors primarily for compliance requirements as well as losses and/or financial risk.

Government Subsidized: Units for which all or part of the rent or operating expenses are paid for directly by a government agency. Government subsidy programs include HUD Section 8 and 236, Rural Housing Services (RHS) Section 515, and other programs sponsored by local housing authorities or agencies. Typically, tenants are charged a percentage of their income (usually 30%) as rent if they are unable to pay the full cost of a unit.

Gross Rent: Total tenant paid rent plus a tenant paid utility allowance.

Handicapped: A person with a physical or mental impairment that is expected to be long-continued, indefinite duration and/or impedes the person ability to live independently.

Historic Tax Credit: Program which gives income tax credits to investors who restore old or historic buildings in designated areas. This is a separate program from the Low Income Housing Tax Credit Program.

HOME Program: A block grant program which is HUD's major subsidy or support program for affordable housing. This program provides direct funding allocations that are distributed by formula to cities and states primarily for rental housing, but also for single-family ownership housing.

HUD: United States Department of Housing and Urban Development. The primary agency for sponsoring subsidized housing in the United States, particularly in urban areas.

HUD Section 8 Certificate: A government subsidized housing program administered by local public housing agencies through which low-income households qualify for rent subsidies. Qualified households must pay 30% of adjusted income, 10% of gross income, or the portion of welfare designated for housing, whichever is greatest. Rent subsidies paid to the housing unit owner compensate the owner for the difference in the payment made by the household and the area Fair Market Rent. Qualified housing units must meet quality guidelines. Subsidies may also be project-based, in which a project earns the subsidy by renting the unit to qualified households.

HUD Section 8 Voucher: A government subsidized housing program administered by local public housing agencies through which income-qualified tenants can use government subsidies to reside at any project which meets certain qualifications. Qualified households pay 30% of adjusted income or 10% of gross income, whichever is greater. Government subsidies pay the housing unit owner the difference between what the qualified household pays and the area payment standard. Voucher holders may choose housing that rents for more than the area payment standard, but they will be responsible for paying the difference between the charged rent and payment standard.

Imputed Asset Income: Cash value of all assets multiplied by the passbook rate. Thus, this is income having been received had all assets earned interest. The greater of imputed income or actual asset income is used in calculating annual gross income if the total of all assets is greater than 5,000.

Income Limits: 50% or 60% of the area median on a per person basis for tax credit purposes.

Income Eligibility: The gross projected income to be received in the next 12 months following the effective date of the certification according to the HUD section 8 program.

Initial Compliance: The deadline to initially meet the minimum set-aside election.

Inspection: Physical on-site monitoring inspections which include, but not limited to, an inspection of the physical appearance of a property as well as the files and documentation of all TC units on a property.

IRC: Internal Revenue Code

IRS: Internal Revenue Service

Lease-up Period: The period of time which begins once a project is placed in service and lasts until the owner claims the project's low income housing tax credits. Owners can start claiming credits at the end of the taxable year that the project was placed in service, or they can wait until the end of the following tax year to claim their credits.

LIHTC: Low Income Housing Tax Credit

LIHTC Dwelling Lease: A lease with an original lease term of 6 months or longer which contain signatures of the head of household and an authorized property management representative.

LIHTC Income Limits: Maximum annual gross income (by household size) that a household can earn in order to be eligible for the Low Income Housing Tax Credit program.

Limited Partnership: A group of persons and/or entity who has a vested interest in the property.

Live-in Aide/Attendant: A person who lives with an elderly disabled or handicapped individual and is essential to that individual(s) care and well-being but not obligated for the individual(s) support and would be living in the unit except to provide support services.

Low Income Family: A family whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families.

Low Income Housing: Affordable decent, safe, and sanitary dwellings.

Market Rent: Rent collected from families ineligible for rental assistance through other programs and is generally comparable to the rents of other projects in the area where the project(s) is located.

Maximum Allowable Income: The highest income a household can make and be eligible for the Tax Credit program. The maximum allowable income is set at 60% of the area's median household income unless otherwise noted.

Metropolitan Statistical Area (MSA): Denotes an area associated with an urban area. MSA determinations are made by the Census Bureau based on population and interaction. Non-urban areas included in an MSA are marked by a high rate of commuting and interaction. MSA boundaries are particularly important in determining maximum allowable rents for Tax Credit development.

Minimum Set-Aside: The federally required minimum level of tax credit units in a property (20%,40% or NYC 25%) elected by an owner at the time of allocation.

Mixed Income Projects: Projects which have tenants whose incomes are rent restricted and those whose income are not restricted.

Noncompliance Event: An event in which an owner's project becomes classified for failure to either adhere to guidelines as set forth in Section 42 of the Internal Revenue Code (IRC) and/or conditions of the Extended Use Agreement.

Noncompliance Fee: A fee charged to an owner by the Corporation for failure to comply with LIHTC, national, state or local guidelines.

Occupied Unit: A LIHTC unit which has been rented.

Overage: The term used to describe tenant paid gross rent which exceed LIHTC maximum allowable rent and must be refunded to the tenant by an owner.

Over Income Tenant: A tenant whose total anticipated gross annual income exceeds the maximum allowable income for the family in a particular area.

Pass Book Rate: Interest rate determined by HUD and applied to assets when calculating imputed asset income.

Placed in Service (PIS): The date when a building or a project is ready for occupancy and an owner is permitted to begin claiming tax credits.

Private Letter Ruling: Generally, a request made to the IRS by individual taxpayers on particular transaction involving the tax credit.

Public Housing: Very low-income or low-income standards.

Qualified Basis: Reflects the eligible cost attributable to eligible low-income units, and is determined by taking the amount of allowable project cost and adjusting the amount by the applicable fraction. The "claimable" portion of credits in a property according to the Internal Revenue code (IRC) formula and eligible low income units.

Qualified Census Tract: The areas as defined by the Census, where 50% of all households have incomes less than 60 percent of the area median family income, adjusted for household size; such areas receive special additional tax benefits under this program; this calculation is based on 1990 census data and current income limit policies and area definitions.

Recapture: The reduction in the allowable credit as penalties for noncompliance. In addition, the sale or disposition of a tax credit building may as well result in recapture event.

Recertification: The annual redetermination of household income and eligibility.

Recertification Waiver: A waiver given to owners of 100% tax credit projects for conducting annual recertifications on income eligible tenants. The Internal Revenue Service (IRS) is the entity responsible for issuing the waiver.

Record- Keeping: Maintenance of well-organized and complete files which are essential for the administration of the project, which should include household characteristics, assistance, support documents, leases, etc.

Rent Floor: The maximum permissible rent (generally the initial rental amount) for any unit which may not fall below the initial rent when the unit was first occupied.

Restricted Rent: The maximum allowable rent according to the IRS formula including any utilities or services that must be paid by the resident.

Rental Application: A form used to survey a tenant(s) income and gather information about household income and composition.

Rural Development (RD): formerly Farmers Home Administration.

Section 8: See Section 8 Certificates.

Single Room Occupancy: A unit which contains no sanitary facilities or food preparation, suitable for occupancy by a single eligible individual capable of independent living.

Student: See full-time students.

Syndicator: Companies that are in the business of identifying investor for a project that has tax credits.

Syndication: The sale of ownership interest in a tax credit project.

TANF: Temporary Assistance for Needed Families, formerly called Aid to Families with Dependent children.

Tax Credit Unit: A unit with restricted rents and restricted incomes.

Technical Assistance: Assistance provided to owners, developers, managing agents and/or staff regarding the compliance requirements for the Low Income Housing Tax Credit Program.

Tenant Income Certification (TIC): The original tenant income certification document and all recertification forms with the original signatures of the head of household and an authorized property management representative.

The "Code": Refers to Section 42 of the Internal Revenue Code which outlines the requirements and guidelines of the Low Income Housing Tax Credit program.

Transient Housing: Housing that does not have an initial lease term of six months or longer and has a kitchen and bathroom in each housing unit. There is no limitation on the length of a lease, nor is there any minimum rental period.

Unit Type: Based on the number of bedrooms: studio, one-bedroom, two-bedroom, etc.

Utility Allowance: An adjustment for tenant paid utilities, excluding telephone, cable, etc. (utilities paid solely by an owner does not have an utility allowance) used to keep rents within gross rent guidelines of the Tax Credit program. Utility allowance also varies by unit type.

Vacant Unit: A LIHTC unit from which someone has moved.

Verifications: The appropriate documents received which proves the income and composition of a household.

Voucher: See HUD Section 8 Voucher.

APPENDIX "D"

TENANT RELEASE AND CONSENT FORM

(Effective February 1, 2002 ***mandatory*** in each qualifying tenant file)

TENANT RELEASE AND CONSENT FORM

I/We ______________________________________ , the undersigned hereby authorize all persons or companies in the categories listed below to release without liability, information regarding employment, income, and/or assets to ____
(Owner or agent)
for purposes of verifying information on my/our apartment rental application.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are limited to: personal identity; employment, income, and assets; medical or child care allowances. I/We understand that this authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a Qualified Tenant.

GROUPS OR INDIVIDUALS THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information include, but are not limited to:

Past and Present Employers	Welfare Agencies	Veterans Administration
Previous Landlords (including	State Unemployment Agencies	Retirement Systems
Public Housing Agencies)	Social Security Administration	Banks and other
Support and Alimony Providers	Medical and Child Care Providers	Financial Institutions

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date signed. I/We understand I/We have a right to review this file and correct any information that is incorrect.

SIGNATURES

Applicant/Resident	(Print Name)	Date
Co-Applicant/Resident	(Print Name)	Date
Adult Household Member	(Print Name)	Date
Adult Household Member	(Print Name)	Date

NOTE: THIS GENERAL CONSENT MAY NOT BE USED TO REQUEST A COPY OF A TAX RETURN. IF A COPY OF A TAX RETURN IS NEEDED, IRS FORM 4506, "REQUEST FOR COPY OF TAX FORM" MUST BE PREPARED AND SIGNED SEPARATELY.

APPENDIX "E"

MHC's
TENANT INCOME CERTIFICATION FORM

****Mandatory effective February 15, 2001****

MISSISSIPPI HOME CORPORATION
TENANT INCOME CERTIFICATION

☐ Initial Certification ☐ Recertification ☐ Other ________

Effective Date: ______________
Move-in Date: ______________
(MM/DD/YYYY)

PART I - DEVELOPMENT DATA

Property Name: ______________________ County: __________ BIN #: __________

Address: ______________________ Unit Number: ______ # Bedrooms: __________

PART II. HOUSEHOLD COMPOSITION

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (MM/DD/YYYY)	F/T Student (Y or N)	Social Security or Alien Reg. No.
1			HEAD			
2						
3						
4						
5						
6						
	Total # of HH Mbrs =					

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Soc. Security/Pensions	(C) Public Assistance	(D) Other Income (Child support, Contribution, etc.,)
TOTALS	$	$	$	$

Add totals from (A) through (D), above TOTAL INCOME (E): $

PART IV. INCOME FROM ASSETS

Hshld Mbr #	(F) Type of Asset	(G) C/I	(H) Cash Value of Asset	(I) Annual Income from Asset
		TOTALS:	$	$

Enter Column (H) Total If over $5000 $__________ X Passbook Rate 2.00% = (J) Imputed Income $

Enter the greater of the total of column I, or J: imputed income **TOTAL INCOME FROM ASSETS (K)** $

(L) Total Annual Household Income from all Sources [Add (E) + (K)] $

HOUSEHOLD CERTIFICATION & SIGNATURES

The information on this form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature	*(Date)*	Signature	*(Date)*
Signature	*(Date)*	Signature	*(Date)*

Revised November 2001

PART V. DETERMINATION OF INCOME ELIGIBILITY

TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: From item (L) on page 1 $ ________

Household Meets Income Restriction at: ☐ 60% ☐ 50%

RECERTIFICATION ONLY:

Current Income Limit x 140%: $ ________

Household Income exceeds 140% at recertification: ☐ Yes ☐ No

Current Income Limit per Family Size: $ ________

Household Income at Move-in: $ ________

Household Size at Move-in: ________

PART VI. RENT

Tenant Paid Rent $ ________

Utility Allowance $ ________

Rent Assistance: $ ________

Other non-optional charges: $ ________

GROSS RENT FOR UNIT: (Tenant paid rent plus Utility Allowance & other non-optional charges) $ ________

Unit Meets Rent Restriction at: ☐ 60% ☐ 50%

*Maximum Gross Rent **LIMIT** for this unit: $ ________

*Note: Maximum gross rent is the rental amount listed on the applicable Income & Rent Limits Chart issued by the MHC and effective for this certification period.

PART VII. STUDENT STATUS

ARE **ALL** OCCUPANTS FULL TIME STUDENTS?

☐ yes ☐ no

If yes, Enter student explanation* (also attach documentation)

Enter 1-4 ________

*Student Explanation:

1 TANF assistance
2 Job Training Program
3 Single parent/dependent child
4 Married/joint return

PART VIII. CERTIFICATION NOTES/COMMENTS

____

____

____

____

____

SIGNATURE OF OWNER/REPRESENTATIVE

Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, and the Land Use Restriction Agreement (if applicable), to live in a unit in this Project.

________________________________ ____________

SIGNATURE OF OWNER/REPRESENTATIVE DATE

INSTRUCTIONS FOR COMPLETING TENANT INCOME CERTIFICATION

This form is to be completed by the owner or an authorized representative.

Part I - Development Data

Check the appropriate box for Initial Certification (move-in), Recertification (annual recertification), or Other. If Other, designate the purpose of the recertification (i.e., a unit transfer, a change in household composition, or other state-required recertification).

Move-in Date	Enter the date the tenant has or will take occupancy of the unit.
Effective Date	Enter the effective date of the certification. For move-in, this should be the move-in date. For annual recertification, this effective date should be no later than one year from the effective date of the previous (re)certification.
Property Name	Enter the name of the development.
County	Enter the county (or equivalent) in which the building is located.
BIN #	Enter the Building Identification Number (BIN) assigned to the building (from IRS Form 8609).
Address	Enter the address of the building.
Unit Number	Enter the unit number.
# Bedrooms	Enter the number of bedrooms in the unit.

Part II - Household Composition

List all occupants of the unit. State each household member's relationship to the head of household by using one of the following coded definitions:

H	-	Head of Household	S	-	Spouse
A	-	Adult co-tenant	O	-	Other family member
C	-	Child	F	-	Foster child(ren)/adult(s)
L	-	Live-in caretaker	N	-	None of the above

Enter the date of birth, student status, and social security number or alien registration number for each occupant.

Total No. of Household members: Total up the number of household members listed above. This is the total number of occupants in the unit. This number should also match the applicable lease agreement.

If there are more than 6 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

Part III - Annual Income

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income, including acceptable forms of verification.

From the third party verification forms obtained from each income source, enter the gross amount anticipated to be received for the twelve months from the effective date of the (re)certification. Complete a separate line for each income-earning member. List the respective household member number from Part II.

Column (A)	Enter the annual amount of wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.

Column (B)	Enter the annual amount of Social Security, Supplemental Security Income, pensions, military retirement, etc.
Column (C)	Enter the annual amount of income received from public assistance (i.e., TANF, general assistance, disability, etc.).
Column (D)	Enter the annual amount of alimony, child support, unemployment benefits, or any other income regularly received by the household.
Row (E)	Add the totals from columns (A) through (D), above. Enter this amount.

Part IV - Income from Assets

See HUD Handbook 4350.3 for complete instructions on verifying and calculating income from assets, including acceptable forms of verification.

From the third party verification forms obtained from each asset source, list the gross amount anticipated to be received during the twelve months from the effective date of the certification. List the respective household member number from Part II and complete a separate line for each member.

Column (F)	List the type of asset (i.e., checking account, savings account, etc.)
Column (G)	Enter C (for current, if the family currently owns or holds the asset), or I (for imputed, if the family has disposed of the asset for less than fair market value within two years of the effective date of (re)certification).
Column (H)	Enter the cash value of the respective asset.
Column (I)	Enter the anticipated annual income from the asset (i.e., savings account balance multiplied by the annual interest rate).
TOTALS	Add the total of Column (H) and Column (I), respectively.

If the total in Column (H) is greater than $5,000, you must do an imputed calculation of asset income. Enter the Total Cash Value, multiply by 2% and enter the amount in (J), Imputed Income.

Row (K)	Enter the greater of the total in Column (I) or (J)
Row (L)	Total Annual Household Income From all Sources Add (E) and (K) and enter the total

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, each household member age 18 or older <u>must</u> sign and date the Tenant Income Certification. For move-in, it is recommended that the Tenant Income Certification be signed no earlier than 5 days prior to the effective date of the certification, and NO LATER than the effective date of the TIC.

Part V – Determination of Income Eligibility

Total Annual Household Income from all Sources	Enter the number from item (L).
Current Income Limit per Family Size	Enter the Current Move-in Income Limit for the household size.
Household income at move-in Household size at move-in	For recertifications, only. Enter the household income from the move-in certification. On the adjacent line, enter the number of household members from the move-in certification.

Household Meets Income Restriction	Check the appropriate box for the income restriction that the household meets according to what is required by the set-aside(s) for the project.
Current Income Limit x 140%	For recertifications only. Multiply the Current Maximum Move-in Income Limit by 140% and enter the total. Below, indicate whether the household income exceeds that total. If the Gross Annual Income at recertification is greater than 140% of the current income limit, then the available unit rule must be followed.

Part VI - Rent

Tenant Paid Rent	Enter the amount the tenant pays toward rent (not including rent assistance payments such as Section 8).
Rent Assistance	Enter the amount of rent assistance, if any. If no rental assistance is given, insert "0".
Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero.
Other non-optional charges	Enter the amount of non-optional charges, such as mandatory garage rent, storage lockers, charges for services provided by the development, etc.
Gross Rent for Unit	Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges.
Maximum Rent Limit for this unit	Enter the maximum allowable gross rent for the unit.
Unit Meets Rent Restriction at	Check the appropriate rent restriction that the unit meets according to what is required by the set-aside(s) for the project.

Part VII - Student Status

If all household members are full time* students, check "yes". If at least one household member is not a full time student, check "no".

If "yes" is checked, the appropriate exemption must be listed in the box to the right. If none of the exemptions apply, the household is ineligible to rent the unit.

**Full time is determined by the school the student attends.*

Part VIII – Certification Notes and Comments

Insert any notes and/or comments that are pertinent to the household's eligibility.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner or the owner's representative to sign and date this document immediately following execution by the resident(s). At move-in, it is recommended that the TIC be signed by the owner/manager no earlier than 5 days prior to the effective date of the certification. No signatures should be acquired after the effective date of the certification.

The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the tenant file is extremely important and should be conducted by someone well trained in tax credit compliance.

These instructions should not be considered a complete guide on tax credit compliance. The responsibility for compliance with federal program regulations lies with the owner of the building(s) for which the credit is allowable.

APPENDIX "F"

VERIFICATION FORMS
(The forms presented on the attached pages are MANDATORY verification forms implemented by the MHC)

STUDENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY STUDENT

This Student Verification is being delivered in connection with the undersigned's eligibility for residency in the following apartment:

Project Name: ______________________________

Building Address: ______________________________

Unit Number if assigned: ____________________

I hereby grant disclosure of the information requested below from ____________________
Name of Educational Institution

______________________________ Signature

____________________ Date

______________________________ Printed Name

____________________ Student ID#

Return Form to:

THIS SECTION TO BE COMPLETED BY EDUCATIONAL INSTITUTION

The above-named individual has applied for residency or is currently residing in housing that requires verification of student status. Please provide the information requested below:

Is the above-named individual a student at this educational institution? YES NO

If so, part-time or full-time? PART-TIME FULL-TIME

If full-time, the date the student enrolled as such: ____________________

Expected date of graduation: ____________________

I hereby certify that the information supplied in this section is true and complete to the best of my knowledge.

Signature: ______________________________ Date: ____________________

Print your name: ______________________________ Tel. #: ____________________

Title: ______________________________

Educational Institution: ______________________________

NOTE: Section 1001 of Title 18 of the U. S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

EMPLOYMENT VERIFICATION

THIS SECTION TO BE COMPLETED BY MANAGEMENT AND EXECUTED BY TENANT

TO: (Name & address of employer) Date: ______________________

____

____

____

RE: ______________________________ ______________________ ______________

Applicant/Tenant Name Social Security Number Unit # (if assigned)

I hereby authorize release of my employment information.

______________________________________ ______________________

Signature of Applicant/Tenant Date

The individual named directly above is an applicant/tenant of a housing program that requires verification of income. The information provided will remain confidential to satisfaction of that stated purpose only. Your prompt response is crucial and greatly appreciated.

____

Project Owner/Management Agent

Return Form To:

THIS SECTION TO BE COMPLETED BY EMPLOYER

Employee Name: ______________________________ Job Title: ______________________________

Presently Employed: Yes ____ Date First Employed ____________ No ____ Last Day of Employment ______________

Current Wages/Salary: $____________ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other__________

Average # of regular hours per week: _______ Year-to-date earnings: $________________ through __/____/____

Overtime Rate: $____________ per hour Average # of overtime hours per week: __________

Shift Differential Rate: $__________ per hour Average # of shift differential hours per week: _______

Commissions, bonuses, tips, other: $_______ (circle one) hourly weekly bi-weekly semi-monthly monthly yearly other________

List any anticipated change in the employee's rate of pay within the next 12 months: ____________________; Effective date: __________

If the employee's work is seasonal or sporadic, please indicate the layoff period(s): ______________________________

Additional remarks: ____

______________________ ______________________ ______________________

Employer's Signature Employer's Printed Name Date

____

Employer [Company] Name and Address

______________________ ______________________ ______________________

Phone # Fax # E-mail

NOTE: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction.

UNDER $5,000 ASSET CERTIFICATION

For households whose combined net assets do not exceed $5,000.
Complete only one form per household; include assets of children.

Household Name:______________________________ Unit No. ______________

Development Name: ______________________________ City:______________

Complete all that apply for 1 through 4:

1. My/our assets include:

(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source	(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source
$		$	Savings Account	$		$	Checking Account
$		$	Cash on Hand	$		$	Safety Deposit Box
$		$	Certificates of Deposit	$		$	Money market funds
$		$	Stocks	$		$	Bonds
$		$	IRA Accounts	$		$	401K Accounts
$		$	Keogh Accounts	$		$	Trust Funds
$		$	Equity in real estate	$		$	Land Contracts
$		$	Lump Sum Receipts	$		$	Capital investments
$		$	Life Insurance Policies (excluding Term)				
$		$	Other Retirement/Pension Funds not named above:				
$		$	Personal property held as an investment** :				
$		$	Other (list):				

PLEASE NOTE: Certain funds (e.g., Retirement, Pension, Trust) may or may not be (fully) accessible to you. Include only those amounts which are.

*Cash value is defined as market value minus the cost of converting the asset to cash, such as broker's fees, settlement costs, outstanding loans, early withdrawal penalties, etc.

**Personal property held as an investment may include, but is not limited to, gem or coin collections, art, antique cars, etc. Do not include necessary personal property such as, but not necessarily limited to, household furniture, daily-use autos, clothing, assets of an active business, or special equipment for use by the disabled.

2. ☐ Within the past two (2) years, I/we have sold or given away assets (including cash, real estate, etc.) for more than $1,000 below their fair market value (FMV). Those amounts* are included above and are equal to a total of: $__________________ (*the difference between FMV and the amount received, for each asset on which this occurred).

3. ☐ I/we have not sold or given away assets (including cash, real estate, etc.) for less than fair market value during the past two (2) years.

4. ☐ I/we do not have any assets at this time.

The net family assets (as defined in 24 CFR 813.102) above do not exceed $5,000 and the annual income from the net family assets is $_____________. This amount is included in total gross annual income.

Under penalty of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

______________________ ____________ ______________________ ____________
Applicant/Tenant Date Applicant/Tenant Date

CERTIFICATION OF ZERO INCOME

(To be completed by adult household members only, if appropriate.)

Household Name:______________________________ Unit No. ________________

Development Name: ______________________________ City:________________

1. I hereby certify that I do not individually receive income from any of the following sources:
   a. Wages from employment (including commissions, tips, bonuses, fees, etc.);
   b. Income from operation of a business;
   c. Rental income from real or personal property;
   d. Interest or dividends from assets;
   e. Social Security payments, annuities, insurance policies, retirement funds, pensions, or death benefits;
   f. Unemployment or disability payments;
   g. Public assistance payments;
   h. Periodic allowances such as alimony, child support, or gifts received from persons not living in my household;
   i. Sales from self-employed resources (Avon, Mary Kay, Shaklee, etc.);
   j. Any other source not named above.

2. I currently have no income of any kind and there is no imminent change expected in my financial status or employment status during the next 12 months.

3. I will be using the following sources of funds to pay for rent and other necessities: ________________

____

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Signature of Applicant/Tenant	Printed Name of Applicant/Tenant	Date

APPENDIX "G"

OPTIONAL SECTION 8 VERIFICATION FORM

INCOME VERIFICATION FOR HOUSEHOLDS WITH SECTION 8 CERTIFICATES

Unit # : ______________

To: Section 8 Program Administrator **From:** ______________

Housing Authority: ______________ ______________
Address: ______________ ______________
City, State ______________ ______________

______________ has applied for residency and is a resident of ______________ a Low Income Housing Tax Credit property. In the case of a tenant receiving housing asistance payments under HUD's Section 8 Existing Housing Program, IRS regulations allow that if the PHA provides a statement to the building owner declaring that the tenant's income does not exceed the applicable limit under the LIHTC program, then the owner is not required to further verify the tenant's income.

Number of Househld Members: ______ ☐ Move-in ☐ Recertification

Permission by: ______________ ______________
(Applicant/Resident's Signature) *(Date)*

Under the Low Income Housing Tax Credit Program, the combined annual income of the household ***before any adjustments***, can not exceed $ ______________.
(LIHTC Income Limit)

Please complete the section below and return this form in the enclosed self-addressed, self-stamped envelope. Thank you in advance for your prompt attention.

Sincerely,

____
Apartment Manager

THE FOLLOWING TO BE COMPLETED BY THE PUBLIC HOUSING AUTHORITY:

Based on the last income certification/re-certification effective on ______________, the household consists of ________ members whose combined annual income ***before any adjustments***, does not exceed the income limit shown above.

Any additional comments: ______________

______________ ______________ ______________
(Signature) (Date) (Telephone #)

______________ ______________
(Printed Name) (Title)

The Low Income Housing Tax Credit Program is a federal low-income rental housing program governed by the Internal Revenue Service. Section 42 of the Internal Revenue Code requires owners to determine the income eligibility of all tenants occupying tax credit units. (Owners should be aware that although the verification requirements of Section 1.42-5(b)(1)(vii) may be met through the use of this form, a Tenant Income Certification (TIC) must still be completed annually.)

APPENDIX "H"

SOURCES/METHODS OF ACCEPTABLE INCOME VERIFICATION

SOURCES OF ASSETS

SOURCES/METHODS OF ACCEPTABLE INCOME/ASSET VERIFICATION

SOURCES	ACCEPTABLE VERIFICATION
Employment Income:	
Wage Earners	Written third party; check stubs (three consecutive check stubs required)
Self-Employment	W-2 forms (2 calendar years), Most recent income tax form; Sworn statement of earnings and anticipated earnings
Income Maintenance:	Written third party; check stubs (three consecutive)
Wage Earners	
Welfare	
Social Security	
Supplemental Security Income	
Disability Income	
Pensions	
Unemployment Compensation Department of Labor:	Written third party verification; Card showing unemployment check dates and amounts; Oral Verification
Support Payments:	Written third party; Copy of divorce decree: amount and type of support
Full-Time Student Status:	Written third party (e.g., registrar's office, school dean, counselor, advisor or VA)
Married Full-Time Students Qualifying As Low- Or Very Low-Income Tenants:	Income tax return for preceding year
Education Scholarships,	Written third party from registrar's

Grants & Veterans Administration Benefits:	office; VA printout or statement
Assets:	Written third party verification, when amounts exceed \$5,000; sworn statement from household members, when total amount(s) less than \$5,000
Savings Account, Checking acct., Cash on hand, Interest Income and Dividend Income:	Written third party (e.g., accountant; financial institution, investment banker) Current bank statements; Passbooks; checking account statement; certificate of deposits, bonds; financial statements
Interest Income From Sale: of Property	Written third party (e.g., accountant, real estate broker or financial institution); Amortization schedule (with amount of interest over 12-month period); closing statement or promissory note; Income tax return
Stocks/Bonds/ Other forms of capital investment:	Written third party (e.g., accountant, financial institution, investment banker, stock broker)
Equity In Real Property:	Real estate tax statements (with current market value and outstanding indebtedness)
Rental Income From Property Owned by Applicant:	Written third party (management/agent) Copy of Lease and/or rental agreement; Copy of Promissory Note; Income tax return; Current or recent checks, leases, utility bills, complete tax statements, insurance premiums, Bank statements or amortization schedules showing outstanding indebtedness & monthly principal and interest payments, and other relevant expenses

ASSETS

A. ASSETS INCLUDE:

1. Amounts in savings and average six month balance in checking accounts.
2. Stocks, bonds, savings certificates, money market funds and other investment accounts.
3. Equity in real property or other capital investments. Equity is the estimated current market value of the asset less the unpaid balance on all loans secured by the asset and reasonable costs (such as broker fees) that would be incurred in selling the asset.
4. The cash value of trusts that are available to the household.
5. IRA, Keogh and similar retirement savings accounts, even though withdrawal would result in a penalty.
6. Contributions to company retirement/ pension funds that can be withdrawn without retiring or terminating employment.
7. Assets which, although owned by more than one person, allow unrestricted access by the applicant.
8. Lump sum receipts such as inheritances, capital gains, lottery winnings, insurance settlements, and other claims.
9. Personal property held as an investment such as gems, jewelry, coin collections antique cars, etc.
10. Assets disposed of for less than fair market value during two years preceding certification or recertification.

B. ASSETS DO NOT INCLUDE:

1. Necessary personal property, except as noted in A.9.
2. Interest in Indian trust lands.
3. Assets that are a part of an active business or farming operation.

   NOTE: Rental properties are considered personal assets held as an investment rather than business assets unless real estate is the applicant's/tenant's main occupation.
4. Assets not accessible to the family and which provide no income for the family.
5. Vehicles especially equipped for the handicapped.
6. Equity in owner-occupied cooperatives and manufactured homes in which the family lives.

Count as income

1. Actual income from assets if total assets are $5,000 or less;
2. If assets are more than $5,000, the greater of
   - actual income from assets, or
   - total assets x passbook rate

APPENDIX "I"

DOCUMENTATION OF TELEPHONE ("ORAL") VERIFICATION

Documentation of Telephone Verification

Applicant/Resident: ______________________ Unit #: ______________________

1. Oral (telephone) verifications may be used when other methods are not feasible. Describe the reason(s) that third-party written or first hand verifications are not feasible in this instance:

____

____

____

2. In lieu of third-party written or first hand verification, on ______________ *(Date)*, at ________ *(Time)*,

I spoke with ______________________ *(Contact Person)*, ________________ *(Title)* at ______________________ *(Name of Employer)*

3. Gross Pay Before Deductions (*select one*):

☐ Hourly $__________ *(rate)* x __________ *(avg. hours)* ☐ Monthly $__________

☐ Weekly $__________ ☐ Bi-Weekly $__________

4. Is the employee compensated for overtime? ☐ Yes ☐ No

Average OT hours worked per week/month/year *(circle one)*: ________ Rate: $______/hour

5. Does the employee receive other compensation? ☐ Yes ☐ No

☐ bonus $________ *(avg)* per week/month/year *(circle one)* ☐ tips $_______ *(avg)* per week/month *(circle one)*

☐ commission $________ *(avg)* per week/month/year *(circle one)* ☐ other $_______ *(avg)* per week/month *(circle one)*

6. Other remarks regarding employee's income: ______________________________

______________________________ *(Signature of Owner or Authorized Representative)*

______________________ *(Date)*

______________________________ *(Printed Name)*

______________________ *(Printed Title)*

WARNING: Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to willfully falsify a material fact or make a false statement in any matter within the jurisdiction of a federal agency.

APPENDIX "J"

HTC INCOME/RENT LIMITS

(FROM APRIL 1999 TO APRIL 2001, UNTIL REVISED BY HUD)

FY2001
HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Issued 06 - April - 2001

	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
Biloxi-Gulfport-Pascougla, MS	50%	$15,550.00	$16,650.00	$17,750.00	$20,000.00	$22,200.00	$23,100.00	$24,000.00	$25,750.00	$27,550.00	$29,300.00
MFI $44,400	60%	$18,660.00	$19,980.00	$21,300.00	$24,000.00	$26,640.00	$27,720.00	$28,800.00	$30,900.00	$33,060.00	$35,160.00
MAXIMUM RENT AT											
50%		$388.75	$416.25	$443.75	$500.00	$555.00	$577.50	$600.00	$643.75	$688.75	$732.50
60%		$466.50	$499.50	$532.50	$600.00	$666.00	$693.00	$720.00	$772.50	$826.50	$879.00
Hattiesburg, MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
MFI $38,600	50%	$13,500.00	$14,475.00	$15,450.00	$17,350.00	$19,300.00	$20,075.00	$20,850.00	$22,400.00	$23,950.00	$25,500.00
	60%	$16,200.00	$17,370.00	$18,540.00	$20,820.00	$23,160.00	$24,090.00	$25,020.00	$26,880.00	$28,740.00	$30,600.00
MAXIMUM RENT AT											
50%		$337.50	$361.88	$386.25	$433.75	$482.50	$501.88	$521.25	$560.00	$598.75	$637.50
60%		$405.00	$434.25	$463.50	$520.50	$579.00	$602.25	$625.50	$672.00	$718.50	$765.00
Jackson, MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$18,250.00	$19,575.00	$20,900.00	$23,500.00	$26,100.00	$27,150.00	$28,200.00	$30,300.00	$32,350.00	$34,450.00
MFI $52,200	60%	$21,900.00	$23,490.00	$25,080.00	$28,200.00	$31,320.00	$32,580.00	$33,840.00	$36,360.00	$38,820.00	$41,340.00
MAXIMUM RENT AT											
50%		$456.25	$489.38	$522.50	$587.50	$652.50	$678.75	$705.00	$757.50	$808.75	$861.25
60%		$547.50	$587.25	$627.00	$705.00	$783.00	$814.50	$846.00	$909.00	$970.50	$1,033.50
Memphis, TN-AR-MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$19,700.00	$21,100.00	$22,500.00	$25,350.00	$28,150.00	$29,275.00	$30,400.00	$32,650.00	$34,900.00	$37,150.00
MFI $56,300	60%	$23,640.00	$25,320.00	$27,000.00	$30,420.00	$33,780.00	$35,130.00	$36,480.00	$39,180.00	$41,880.00	$44,580.00
MAXIMUM RENT AT											
50%		$492.50	$527.50	$562.50	$633.75	$703.75	$731.88	$760.00	$816.25	$872.50	$928.75
60%		$591.00	$633.00	$675.00	$760.50	$844.50	$878.25	$912.00	$979.50	$1,047.00	$1,114.50
ADAMS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $32,000	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
ALCORN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,500.00	$14,475.00	$15,450.00	$17,350.00	$19,300.00	$20,075.00	$20,850.00	$22,400.00	$23,950.00	$25,500.00
MFI $38,600	60%	$16,200.00	$17,370.00	$18,540.00	$20,820.00	$23,160.00	$24,090.00	$25,020.00	$26,880.00	$28,740.00	$30,600.00
MAXIMUM RENT AT											
50%		$337.50	$361.88	$386.25	$433.75	$482.50	$501.88	$521.25	$560.00	$598.75	$637.50
60%		$405.00	$434.25	$463.50	$520.50	$579.00	$602.25	$625.50	$672.00	$718.50	$765.00
AMITE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $30,300	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
ATTALA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $32,300	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
BENTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,400	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
BOLIVAR CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $29,300	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
CALHOUN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,600.00	$14,550.00	$15,500.00	$17,450.00	$19,400.00	$20,175.00	$20,950.00	$22,500.00	$24,050.00	$25,600.00
MFI $38,800	60%	$16,320.00	$17,460.00	$18,600.00	$20,940.00	$23,280.00	$24,210.00	$25,140.00	$27,000.00	$28,860.00	$30,720.00
MAXIMUM RENT AT											
50%		$340.00	$363.75	$387.50	$436.25	$485.00	$504.38	$523.75	$562.50	$601.25	$640.00
60%		$408.00	$436.50	$465.00	$523.50	$582.00	$605.25	$628.50	$675.00	$721.50	$768.00
CARROLL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,500	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
CHICKASAW CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,150.00	$14,100.00	$15,050.00	$16,900.00	$18,800.00	$19,550.00	$20,300.00	$21,800.00	$23,300.00	$24,800.00
MFI $37,600	60%	$15,780.00	$16,920.00	$18,060.00	$20,280.00	$22,560.00	$23,460.00	$24,360.00	$26,160.00	$27,960.00	$29,760.00
MAXIMUM RENT AT											
50%		$328.75	$352.50	$376.25	$422.50	$470.00	$488.75	$507.50	$545.00	$582.50	$620.00
60%		$394.50	$423.00	$451.50	$507.00	$564.00	$586.50	$609.00	$654.00	$699.00	$744.00
CHOCTAW CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,650.00	$13,550.00	$14,450.00	$16,250.00	$18,050.00	$18,775.00	$19,500.00	$20,950.00	$22,400.00	$23,850.00
MFI $36,100	60%	$15,180.00	$16,260.00	$17,340.00	$19,500.00	$21,660.00	$22,530.00	$23,400.00	$25,140.00	$26,880.00	$28,620.00
MAXIMUM RENT AT											
50%		$316.25	$338.75	$361.25	$406.25	$451.25	$469.38	$487.50	$523.75	$560.00	$596.25
60%		$379.50	$406.50	$433.50	$487.50	$541.50	$563.25	$585.00	$628.50	$672.00	$715.50

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only

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CLAIBORNE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $27,600	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
CLARKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,050.00	$13,975.00	$14,900.00	$16,800.00	$18,650.00	$19,400.00	$20,150.00	$21,650.00	$23,150.00	$24,600.00
MFI $37,300	60%	$15,660.00	$16,770.00	$17,880.00	$20,160.00	$22,380.00	$23,280.00	$24,180.00	$25,980.00	$27,780.00	$29,520.00
MAXIMUM RENT AT											
50%		$326.25	$349.38	$372.50	$420.00	$466.25	$485.00	$503.75	$541.25	$578.75	$615.00
60%		$391.50	$419.25	$447.00	$504.00	$559.50	$582.00	$604.50	$649.50	$694.50	$738.00
CLAY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,700	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
COAHOMA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $28,500	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
COPIAH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $34,600	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
COVINGTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $32,100	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
FRANKLIN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,500	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
GEORGE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
GREENE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,250.00	$14,200.00	$15,150.00	$17,050.00	$18,950.00	$19,700.00	$20,450.00	$22,000.00	$23,500.00	$25,000.00
MFI $37,900	60%	$15,900.00	$17,040.00	$18,180.00	$20,460.00	$22,740.00	$23,640.00	$24,540.00	$26,400.00	$28,200.00	$30,000.00
MAXIMUM RENT AT											
50%		$331.25	$355.00	$378.75	$426.25	$473.75	$492.50	$511.25	$550.00	$587.50	$625.00
60%		$397.50	$426.00	$454.50	$511.50	$568.50	$591.00	$613.50	$660.00	$705.00	$750.00
GRENADA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,700.00	$14,675.00	$15,650.00	$17,600.00	$19,550.00	$20,325.00	$21,100.00	$22,700.00	$24,250.00	$25,800.00
MFI $39,100	60%	$16,440.00	$17,610.00	$18,780.00	$21,120.00	$23,460.00	$24,390.00	$25,320.00	$27,240.00	$29,100.00	$30,960.00
MAXIMUM RENT AT											
50%		$342.50	$366.88	$391.25	$440.00	$488.75	$508.13	$527.50	$567.50	$606.25	$645.00
60%		$411.00	$440.25	$469.50	$528.00	$586.50	$609.75	$633.00	$681.00	$727.50	$774.00
HOLMES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $20,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
HUMPHREYS CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $24,400	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
ISSAQUENA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $22,000	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
ITAWAMBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$15,100.00	$16,175.00	$17,250.00	$19,400.00	$21,550.00	$22,400.00	$23,250.00	$25,000.00	$26,700.00	$28,450.00
MFI $43,100	60%	$18,120.00	$19,410.00	$20,700.00	$23,280.00	$25,860.00	$26,880.00	$27,900.00	$30,000.00	$32,040.00	$34,140.00
MAXIMUM RENT AT											
50%		$377.50	$404.38	$431.25	$485.00	$538.75	$560.00	$581.25	$625.00	$667.50	$711.25
60%		$453.00	$485.25	$517.50	$582.00	$646.50	$672.00	$697.50	$750.00	$801.00	$853.50

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

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JASPER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $29,100	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
JEFFERSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $20,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
JEFFERSON DA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $30,600	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
JONES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,600.00	$13,500.00	$14,400.00	$16,200.00	$18,000.00	$18,725.00	$19,450.00	$20,900.00	$22,300.00	$23,750.00
MFI $36,000	60%	$15,120.00	$16,200.00	$17,280.00	$19,440.00	$21,600.00	$22,470.00	$23,340.00	$25,080.00	$26,760.00	$28,500.00
MAXIMUM RENT AT											
50%		$315.00	$337.50	$360.00	$405.00	$450.00	$468.13	$486.25	$522.50	$557.50	$593.75
60%		$378.00	$405.00	$432.00	$486.00	$540.00	$561.75	$583.50	$627.00	$669.00	$712.50
KEMPER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,400	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
LAFAYETTE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,250.00	$14,200.00	$15,150.00	$17,050.00	$18,950.00	$19,700.00	$20,450.00	$22,000.00	$23,500.00	$25,000.00
MFI $37,900	60%	$15,900.00	$17,040.00	$18,180.00	$20,460.00	$22,740.00	$23,640.00	$24,540.00	$26,400.00	$28,200.00	$30,000.00
MAXIMUM RENT AT											
50%		$331.25	$355.00	$378.75	$426.25	$473.75	$492.50	$511.25	$550.00	$587.50	$625.00
60%		$397.50	$426.00	$454.50	$511.50	$568.50	$591.00	$613.50	$660.00	$705.00	$750.00
LAUDERDALE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,950.00	$14,925.00	$15,900.00	$17,900.00	$19,900.00	$20,700.00	$21,500.00	$23,100.00	$24,700.00	$26,250.00
MFI $39,800	60%	$16,740.00	$17,910.00	$19,080.00	$21,480.00	$23,880.00	$24,840.00	$25,800.00	$27,720.00	$29,640.00	$31,500.00
MAXIMUM RENT AT											
50%		$348.75	$373.13	$397.50	$447.50	$497.50	$517.50	$537.50	$577.50	$617.50	$656.25
60%		$418.50	$447.75	$477.00	$537.00	$597.00	$621.00	$645.00	$693.00	$741.00	$787.50
LAWRENCE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,100	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
LEAKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,400	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
LEE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$17,100.00	$18,325.00	$19,550.00	$22,000.00	$24,450.00	$25,425.00	$26,400.00	$28,350.00	$30,300.00	$32,250.00
MFI $48,900	60%	$20,520.00	$21,990.00	$23,460.00	$26,400.00	$29,340.00	$30,510.00	$31,680.00	$34,020.00	$36,360.00	$38,700.00
MAXIMUM RENT AT											
50%		$427.50	$458.13	$488.75	$550.00	$611.25	$635.63	$660.00	$708.75	$757.50	$806.25
60%		$513.00	$549.75	$586.50	$660.00	$733.50	$762.75	$792.00	$850.50	$909.00	$967.50
LEFLORE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,000	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
LINCOLN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,500	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
LOWNDES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$15,600.00	$16,700.00	$17,800.00	$20,050.00	$22,250.00	$23,150.00	$24,050.00	$25,800.00	$27,600.00	$29,350.00
MFI $44,500	60%	$18,720.00	$20,040.00	$21,360.00	$24,060.00	$26,700.00	$27,780.00	$28,860.00	$30,960.00	$33,120.00	$35,220.00
MAXIMUM RENT AT											
50%		$390.00	$417.50	$445.00	$501.25	$556.25	$578.75	$601.25	$645.00	$690.00	$733.75
60%		$468.00	$501.00	$534.00	$601.50	$667.50	$694.50	$721.50	$774.00	$828.00	$880.50
MARION CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,000	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

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MARSHALL CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,300	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
MONROE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$14,750.00	$15,800.00	$16,850.00	$18,950.00	$21,050.00	$21,900.00	$22,750.00	$24,400.00	$26,100.00	$27,800.00
MFI $42,100	60%	$17,700.00	$18,960.00	$20,220.00	$22,740.00	$25,260.00	$26,280.00	$27,300.00	$29,280.00	$31,320.00	$33,360.00
MAXIMUM RENT AT											
50%		$368.75	$395.00	$421.25	$473.75	$526.25	$547.50	$568.75	$610.00	$652.50	$695.00
60%		$442.50	$474.00	$505.50	$568.50	$631.50	$657.00	$682.50	$732.00	$783.00	$834.00
MONTGOMERY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,200	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
NESHOBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,350.00	$14,300.00	$15,250.00	$17,150.00	$19,050.00	$19,800.00	$20,550.00	$22,100.00	$23,600.00	$25,150.00
MFI $38,100	60%	$16,020.00	$17,160.00	$18,300.00	$20,580.00	$22,860.00	$23,760.00	$24,660.00	$26,520.00	$28,320.00	$30,180.00
MAXIMUM RENT AT											
50%		$333.75	$357.50	$381.25	$428.75	$476.25	$495.00	$513.75	$552.50	$590.00	$628.75
60%		$400.50	$429.00	$457.50	$514.50	$571.50	$594.00	$616.50	$663.00	$708.00	$754.50
NEWTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,150.00	$14,075.00	$15,000.00	$16,900.00	$18,750.00	$19,500.00	$20,250.00	$21,750.00	$23,250.00	$24,750.00
MFI $37,500	60%	$15,780.00	$16,890.00	$18,000.00	$20,280.00	$22,500.00	$23,400.00	$24,300.00	$26,100.00	$27,900.00	$29,700.00
MAXIMUM RENT AT											
50%		$328.75	$351.88	$375.00	$422.50	$468.75	$487.50	$506.25	$543.75	$581.25	$618.75
60%		$394.50	$422.25	$450.00	$507.00	$562.50	$585.00	$607.50	$652.50	$697.50	$742.50
NOXUBEE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $28,200	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
OKTIBBEHA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$15,500.00	$16,600.00	$17,700.00	$19,950.00	$22,150.00	$23,025.00	$23,900.00	$25,700.00	$27,450.00	$29,250.00
MFI $44,300	60%	$18,600.00	$19,920.00	$21,240.00	$23,940.00	$26,580.00	$27,630.00	$28,680.00	$30,840.00	$32,940.00	$35,100.00
MAXIMUM RENT AT											
50%		$387.50	$415.00	$442.50	$498.75	$553.75	$575.63	$597.50	$642.50	$686.25	$731.25
60%		$465.00	$498.00	$531.00	$598.50	$664.50	$690.75	$717.00	$771.00	$823.50	$877.50
PANOLA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,100	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
PEARL RIVER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,200.00	$14,150.00	$15,100.00	$16,950.00	$18,850.00	$19,600.00	$20,350.00	$21,850.00	$23,350.00	$24,900.00
MFI $37,700	60%	$15,840.00	$16,980.00	$18,120.00	$20,340.00	$22,620.00	$23,520.00	$24,420.00	$26,220.00	$28,020.00	$29,880.00
MAXIMUM RENT AT											
50%		$330.00	$353.75	$377.50	$423.75	$471.25	$490.00	$508.75	$546.25	$583.75	$622.50
60%		$396.00	$424.50	$453.00	$508.50	$565.50	$588.00	$610.50	$655.50	$700.50	$747.00
PERRY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $30,700	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
PIKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,700	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
PONTOTOC CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$14,100.00	$15,100.00	$16,100.00	$18,150.00	$20,150.00	$20,950.00	$21,750.00	$23,350.00	$25,000.00	$26,600.00
MFI $40,300	60%	$16,920.00	$18,120.00	$19,320.00	$21,780.00	$24,180.00	$25,140.00	$26,100.00	$28,020.00	$30,000.00	$31,920.00
MAXIMUM RENT AT											
50%		$352.50	$377.50	$402.50	$453.75	$503.75	$523.75	$543.75	$583.75	$625.00	$665.00
60%		$423.00	$453.00	$483.00	$544.50	$604.50	$628.50	$652.50	$700.50	$750.00	$798.00
PRENTISS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,400.00	$14,350.00	$15,300.00	$17,250.00	$19,150.00	$19,925.00	$20,700.00	$22,200.00	$23,750.00	$25,300.00
MFI $38,300	60%	$16,080.00	$17,220.00	$18,360.00	$20,700.00	$22,980.00	$23,910.00	$24,840.00	$26,640.00	$28,500.00	$30,360.00
MAXIMUM RENT AT											
50%		$335.00	$358.75	$382.50	$431.25	$478.75	$498.13	$517.50	$555.00	$593.75	$632.50
60%		$402.00	$430.50	$459.00	$517.50	$574.50	$597.75	$621.00	$666.00	$712.50	$759.00
QUITMAN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $31,200	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

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SCOTT CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $32,000	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
SHARKEY CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $25,800	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
SIMPSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,700.00	$13,600.00	$14,500.00	$16,350.00	$18,150.00	$18,875.00	$19,600.00	$21,050.00	$22,500.00	$23,950.00
MFI $36,300	60%	$15,240.00	$16,320.00	$17,400.00	$19,620.00	$21,780.00	$22,650.00	$23,520.00	$25,260.00	$27,000.00	$28,740.00
MAXIMUM RENT AT											
50%		$317.50	$340.00	$362.50	$408.75	$453.75	$471.88	$490.00	$526.25	$562.50	$598.75
60%		$381.00	$408.00	$435.00	$490.50	$544.50	$566.25	$588.00	$631.50	$675.00	$718.50
SMITH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,250.00	$14,200.00	$15,150.00	$17,050.00	$18,950.00	$19,700.00	$20,450.00	$22,000.00	$23,500.00	$25,000.00
MFI $37,900	60%	$15,900.00	$17,040.00	$18,180.00	$20,460.00	$22,740.00	$23,640.00	$24,540.00	$26,400.00	$28,200.00	$30,000.00
MAXIMUM RENT AT											
50%		$331.25	$355.00	$378.75	$426.25	$473.75	$492.50	$511.25	$550.00	$587.50	$625.00
60%		$397.50	$426.00	$454.50	$511.50	$568.50	$591.00	$613.50	$660.00	$705.00	$750.00
STONE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,200.00	$14,150.00	$15,100.00	$16,950.00	$18,850.00	$19,600.00	$20,350.00	$21,850.00	$23,350.00	$24,900.00
MFI $37,700	60%	$15,840.00	$16,980.00	$18,120.00	$20,340.00	$22,620.00	$23,520.00	$24,420.00	$26,220.00	$28,020.00	$29,880.00
MAXIMUM RENT AT											
50%		$330.00	$353.75	$377.50	$423.75	$471.25	$490.00	$508.75	$546.25	$583.75	$622.50
60%		$396.00	$424.50	$453.00	$508.50	$565.50	$588.00	$610.50	$655.50	$700.50	$747.00
SUNFLOWER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $29,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
TALLAHATCHIE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $29,500	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
TATE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$14,050.00	$15,075.00	$16,100.00	$18,100.00	$20,100.00	$20,900.00	$21,700.00	$23,300.00	$24,900.00	$26,550.00
MFI $40,200	60%	$16,860.00	$18,090.00	$19,320.00	$21,720.00	$24,120.00	$25,080.00	$26,040.00	$27,960.00	$29,880.00	$31,860.00
MAXIMUM RENT AT											
50%		$351.25	$376.88	$402.50	$452.50	$502.50	$522.50	$542.50	$582.50	$622.50	$663.75
60%		$421.50	$452.25	$483.00	$543.00	$603.00	$627.00	$651.00	$699.00	$747.00	$796.50
TIPPAH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,600.00	$14,550.00	$15,500.00	$17,450.00	$19,400.00	$20,175.00	$20,950.00	$22,500.00	$24,050.00	$25,600.00
MFI $38,800	60%	$16,320.00	$17,460.00	$18,600.00	$20,940.00	$23,280.00	$24,210.00	$25,140.00	$27,000.00	$28,860.00	$30,720.00
MAXIMUM RENT AT											
50%		$340.00	$363.75	$387.50	$436.25	$485.00	$504.38	$523.75	$562.50	$601.25	$640.00
60%		$408.00	$436.50	$465.00	$523.50	$582.00	$605.25	$628.50	$675.00	$721.50	$768.00
TISHOMINGO CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$14,250.00	$15,275.00	$16,300.00	$18,300.00	$20,350.00	$21,175.00	$22,000.00	$23,600.00	$25,250.00	$26,850.00
MFI $40,700	60%	$17,100.00	$18,330.00	$19,560.00	$21,960.00	$24,420.00	$25,410.00	$26,400.00	$28,320.00	$30,300.00	$32,220.00
MAXIMUM RENT AT											
50%		$356.25	$381.88	$407.50	$457.50	$508.75	$529.38	$550.00	$590.00	$631.25	$671.25
60%		$427.50	$458.25	$489.00	$549.00	$610.50	$635.25	$660.00	$708.00	$757.50	$805.50
TUNICA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $23,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
UNION CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$15,050.00	$16,125.00	$17,200.00	$19,350.00	$21,500.00	$22,350.00	$23,200.00	$24,950.00	$26,650.00	$28,400.00
MFI $43,000	60%	$18,060.00	$19,350.00	$20,640.00	$23,220.00	$25,800.00	$26,820.00	$27,840.00	$29,940.00	$31,980.00	$34,080.00
MAXIMUM RENT AT											
50%		$376.25	$403.13	$430.00	$483.75	$537.50	$558.75	$580.00	$623.75	$666.25	$710.00
60%		$451.50	$483.75	$516.00	$580.50	$645.00	$670.50	$696.00	$748.50	$799.50	$852.00
WALTHALL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $28,200	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
WARREN CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$16,550.00	$17,725.00	$18,900.00	$21,300.00	$23,650.00	$24,600.00	$25,550.00	$27,450.00	$29,350.00	$31,200.00
MFI $47,300	60%	$19,860.00	$21,270.00	$22,680.00	$25,560.00	$28,380.00	$29,520.00	$30,660.00	$32,940.00	$35,220.00	$37,440.00
MAXIMUM RENT AT											
50%		$413.75	$443.13	$472.50	$532.50	$591.25	$615.00	$638.75	$686.25	$733.75	$780.00
60%		$496.50	$531.75	$567.00	$639.00	$709.50	$738.00	$766.50	$823.50	$880.50	$936.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY2001
HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Issued 06 - April - 2001

WASHINGTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,800.00	$13,725.00	$14,650.00	$16,450.00	$18,300.00	$19,025.00	$19,750.00	$21,250.00	$22,700.00	$24,150.00
MFI $36,600	60%	$15,360.00	$16,470.00	$17,580.00	$19,740.00	$21,960.00	$22,830.00	$23,700.00	$25,500.00	$27,240.00	$28,980.00
MAXIMUM RENT AT											
50%		$320.00	$343.13	$366.25	$411.25	$457.50	$475.63	$493.75	$531.25	$567.50	$603.75
60%		$384.00	$411.75	$439.50	$493.50	$549.00	$570.75	$592.50	$637.50	$681.00	$724.50
WAYNE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $33,600	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
WEBSTER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,750.00	$13,650.00	$14,550.00	$16,400.00	$18,200.00	$18,925.00	$19,650.00	$21,100.00	$22,550.00	$24,000.00
MFI $36,400	60%	$15,300.00	$16,380.00	$17,460.00	$19,680.00	$21,840.00	$22,710.00	$23,580.00	$25,320.00	$27,060.00	$28,800.00
MAXIMUM RENT AT											
50%		$318.75	$341.25	$363.75	$410.00	$455.00	$473.13	$491.25	$527.50	$563.75	$600.00
60%		$382.50	$409.50	$436.50	$492.00	$546.00	$567.75	$589.50	$633.00	$676.50	$720.00
WILKINSON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $23,600	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
WINSTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,500.00	$14,450.00	$15,400.00	$17,350.00	$19,250.00	$20,025.00	$20,800.00	$22,350.00	$23,850.00	$25,400.00
MFI $38,500	60%	$16,200.00	$17,340.00	$18,480.00	$20,820.00	$23,100.00	$24,030.00	$24,960.00	$26,820.00	$28,620.00	$30,480.00
MAXIMUM RENT AT											
50%		$337.50	$361.25	$385.00	$433.75	$481.25	$500.63	$520.00	$558.75	$596.25	$635.00
60%		$405.00	$433.50	$462.00	$520.50	$577.50	$600.75	$624.00	$670.50	$715.50	$762.00
YALOBUSHA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $35,200	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00
YAZOO CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,550.00	$13,450.00	$14,350.00	$16,150.00	$17,950.00	$18,675.00	$19,400.00	$20,800.00	$22,250.00	$23,700.00
MFI $30,900	60%	$15,060.00	$16,140.00	$17,220.00	$19,380.00	$21,540.00	$22,410.00	$23,280.00	$24,960.00	$26,700.00	$28,440.00
MAXIMUM RENT AT											
50%		$313.75	$336.25	$358.75	$403.75	$448.75	$466.88	$485.00	$520.00	$556.25	$592.50
60%		$376.50	$403.50	$430.50	$484.50	$538.50	$560.25	$582.00	$624.00	$667.50	$711.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY2000
HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 09 - March - 2000

	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
Biloxi-Gulfport-Pascougla, MS	50%	$14,200.00	$15,200.00	$16,200.00	$18,250.00	$20,250.00	$21,050.00	$21,850.00	$23,500.00	$25,100.00	$26,750.00
MFI $40,500	60%	$17,040.00	$18,240.00	$19,440.00	$21,900.00	$24,300.00	$25,260.00	$26,220.00	$28,200.00	$30,120.00	$32,100.00
MAXIMUM RENT AT											
50%		$355.00	$380.00	$405.00	$456.25	$506.25	$526.25	$546.25	$587.50	$627.50	$668.75
60%		$426.00	$456.00	$486.00	$547.50	$607.50	$631.50	$655.50	$705.00	$753.00	$802.50
Hattiesburg, MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
MFI $37,900	50%	$13,250.00	$14,200.00	$15,150.00	$17,050.00	$18,950.00	$19,700.00	$20,450.00	$22,000.00	$23,500.00	$25,000.00
	60%	$15,900.00	$17,040.00	$18,180.00	$20,460.00	$22,740.00	$23,640.00	$24,540.00	$26,400.00	$28,200.00	$30,000.00
MAXIMUM RENT AT											
50%		$331.25	$355.00	$378.75	$426.25	$473.75	$492.50	$511.25	$550.00	$587.50	$625.00
60%		$397.50	$426.00	$454.50	$511.50	$568.50	$591.00	$613.50	$660.00	$705.00	$750.00
Jackson MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$17,050.00	$18,275.00	$19,500.00	$21,900.00	$24,350.00	$25,325.00	$26,300.00	$28,250.00	$30,200.00	$32,150.00
MFI $50,200	60%	$20,460.00	$21,930.00	$23,400.00	$26,280.00	$29,220.00	$30,390.00	$31,560.00	$33,900.00	$36,240.00	$38,580.00
MAXIMUM RENT AT											
50%		$426.25	$456.88	$487.50	$547.50	$608.75	$633.13	$657.50	$706.25	$755.00	$803.75
60%		$511.50	$548.25	$585.00	$657.00	$730.50	$759.75	$789.00	$847.50	$906.00	$964.50
Memphis, TN-AR-MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$17,900.00	$19,200.00	$20,500.00	$23,050.00	$25,600.00	$26,625.00	$27,650.00	$29,700.00	$31,750.00	$33,800.00
MFI $52,400	60%	$21,480.00	$23,040.00	$24,600.00	$27,660.00	$30,720.00	$31,950.00	$33,180.00	$35,640.00	$38,100.00	$40,560.00
MAXIMUM RENT AT											
50%		$447.50	$480.00	$512.50	$576.25	$640.00	$665.63	$691.25	$742.50	$793.75	$845.00
60%		$537.00	$576.00	$615.00	$691.50	$768.00	$798.75	$829.50	$891.00	$952.50	$1,014.00
ADAMS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30,500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
ALCORN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,800	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
AMITE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,300	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
ATTALA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $31,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
BENTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30,500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
BOLIVAR CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $27,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
CALHOUN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $37,200	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
CARROLL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $32,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
CHICKASAW CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
CHOCTAW CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33,700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
CLAIBORNE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $25,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
CLARKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,200	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY2000
HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 09 - March - 2000

CLAY CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $34 300	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
COAHOMA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $27 300	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
COPIAH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33.200	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
COVINGTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30.300	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
FRANKLIN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29 100	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
GEORGE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33.400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
GREENE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36 300	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
GRENADA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36.800	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
HOLMES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $19.600	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
HUMPHREYS CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $24,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
ISSAQUENA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $20 500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
ITAWAMBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $41.300	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
JASPER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $28,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
JEFFERSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $20.500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
JEFFERSON DA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29 700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
JONES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $34,900	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only

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KEMPER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $28,600	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
LAFAYETTE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,700.00	$13,600.00	$14,500.00	$16,350.00	$18,150.00	$18,875.00	$19,600.00	$21,050.00	$22,500.00	$23,950.00
MFI $36,300	60%	$15,240.00	$16,320.00	$17,400.00	$19,620.00	$21,780.00	$22,650.00	$23,520.00	$25,260.00	$27,000.00	$28,740.00
MAXIMUM RENT AT											
50%		$317.50	$340.00	$362.50	$408.75	$453.75	$471.88	$490.00	$526.25	$562.50	$598.75
60%		$381.00	$408.00	$435.00	$490.50	$544.50	$566.25	$588.00	$631.50	$675.00	$718.50
LAUDERDALE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,500.00	$14,475.00	$15,450.00	$17,350.00	$19,300.00	$20,075.00	$20,850.00	$22,400.00	$23,950.00	$25,500.00
MFI $39,300	60%	$16,200.00	$17,370.00	$18,540.00	$20,820.00	$23,160.00	$24,090.00	$25,020.00	$26,880.00	$28,740.00	$30,600.00
MAXIMUM RENT AT											
50%		$337.50	$361.88	$386.25	$433.75	$482.50	$501.88	$521.25	$560.00	$598.75	$637.50
60%		$405.00	$434.25	$463.50	$520.50	$579.00	$602.25	$625.50	$672.00	$718.50	$765.00
LAWRENCE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $32,200	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
LEAKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,600	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
LEE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,500.00	$14,475.00	$15,450.00	$17,350.00	$19,300.00	$20,075.00	$20,850.00	$22,400.00	$23,950.00	$25,500.00
MFI $46,800	60%	$16,200.00	$17,370.00	$18,540.00	$20,820.00	$23,160.00	$24,090.00	$25,020.00	$26,880.00	$28,740.00	$30,600.00
MAXIMUM RENT AT											
50%		$337.50	$361.88	$386.25	$433.75	$482.50	$501.88	$521.25	$560.00	$598.75	$637.50
60%		$405.00	$434.25	$463.50	$520.50	$579.00	$602.25	$625.50	$672.00	$718.50	$765.00
LEFLORE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $31,900	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
LINCOLN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33,900	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
LOWNDES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,150.00	$14,075.00	$15,000.00	$16,900.00	$18,750.00	$19,500.00	$20,250.00	$21,750.00	$23,250.00	$24,750.00
MFI $42,200	60%	$15,780.00	$16,890.00	$18,000.00	$20,280.00	$22,500.00	$23,400.00	$24,300.00	$26,100.00	$27,900.00	$29,700.00
MAXIMUM RENT AT											
50%		$328.75	$351.88	$375.00	$422.50	$468.75	$487.50	$506.25	$543.75	$581.25	$618.75
60%		$394.50	$422.25	$450.00	$507.00	$562.50	$585.00	$607.50	$652.50	$697.50	$742.50
MARION CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
MARSHALL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,150.00	$13,025.00	$13,900.00	$15,600.00	$17,350.00	$18,050.00	$18,750.00	$20,150.00	$21,500.00	$22,900.00
MFI $34,700	60%	$14,580.00	$15,630.00	$16,680.00	$18,720.00	$20,820.00	$21,660.00	$22,500.00	$24,180.00	$25,800.00	$27,480.00
MAXIMUM RENT AT											
50%		$303.75	$325.63	$347.50	$390.00	$433.75	$451.25	$468.75	$503.75	$537.50	$572.50
60%		$364.50	$390.75	$417.00	$468.00	$520.50	$541.50	$562.50	$604.50	$645.00	$687.00
MONROE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $39,800	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
MONTGOMERY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $34,000	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
NESHOBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $35,500	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
NEWTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
NOXUBEE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $28,000	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00

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OKTIBBEHA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,000.00	$13,950.00	$14,900.00	$16,750.00	$18,600.00	$19,350.00	$20,100.00	$21,600.00	$23,050.00	$24,550.00
MFI $42,200	60%	$15,600.00	$16,740.00	$17,880.00	$20,100.00	$22,320.00	$23,220.00	$24,120.00	$25,920.00	$27,660.00	$29,460.00
MAXIMUM RENT AT											
50%		$325.00	$348.75	$372.50	$418.75	$465.00	$483.75	$502.50	$540.00	$576.25	$613.75
60%		$390.00	$418.50	$447.00	$502.50	$558.00	$580.50	$603.00	$648.00	$691.50	$736.50
PANOLA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $31,700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
PEARL RIVER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,500	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
PERRY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30,700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
PIKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30,900	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
PONTOTOC CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $38,500	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
PRENTISS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $37,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
QUITMAN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,400	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
SCOTT CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $30,800	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
SHARKEY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $24,900	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
SIMPSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33,500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
SMITH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
STONE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,500	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
SUNFLOWER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,000	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
TALLAHATCHIE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $29,200	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
TATE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,000.00	$13,950.00	$14,900.00	$16,750.00	$18,600.00	$19,350.00	$20,100.00	$21,600.00	$23,050.00	$24,550.00
MFI $38,500	60%	$15,600.00	$16,740.00	$17,880.00	$20,100.00	$22,320.00	$23,220.00	$24,120.00	$25,920.00	$27,660.00	$29,460.00
MAXIMUM RENT AT											
50%		$325.00	$348.75	$372.50	$418.75	$465.00	$483.75	$502.50	$540.00	$576.25	$613.75
60%		$390.00	$418.50	$447.00	$502.50	$558.00	$580.50	$603.00	$648.00	$691.50	$736.50

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY2000
HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 09 - March - 2000

TIPPAH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $35,800	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
TISHOMINGO CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $37,200	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
TUNICA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $21,800	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
UNION CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $41,500	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
WALTHALL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $26,700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
WARREN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,600.00	$14,550.00	$15,500.00	$17,450.00	$19,400.00	$20,175.00	$20,950.00	$22,500.00	$24,050.00	$25,600.00
MFI $43,300	60%	$16,320.00	$17,460.00	$18,600.00	$20,940.00	$23,280.00	$24,210.00	$25,140.00	$27,000.00	$28,860.00	$30,720.00
MAXIMUM RENT AT											
50%		$340.00	$363.75	$387.50	$436.25	$485.00	$504.38	$523.75	$562.50	$601.25	$640.00
60%		$408.00	$436.50	$465.00	$523.50	$582.00	$605.25	$628.50	$675.00	$721.50	$768.00
WASHINGTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,300.00	$13,175.00	$14,050.00	$15,800.00	$17,550.00	$18,250.00	$18,950.00	$20,350.00	$21,750.00	$23,150.00
MFI $35,100	60%	$14,760.00	$15,810.00	$16,860.00	$18,960.00	$21,060.00	$21,900.00	$22,740.00	$24,420.00	$26,100.00	$27,780.00
MAXIMUM RENT AT											
50%		$307.50	$329.38	$351.25	$395.00	$438.75	$456.25	$473.75	$508.75	$543.75	$578.75
60%		$369.00	$395.25	$421.50	$474.00	$526.50	$547.50	$568.50	$610.50	$652.50	$694.50
WAYNE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $31,700	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
WEBSTER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $35,100	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
WILKINSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $22,200	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
WINSTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $38,100	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
YALOBUSHA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $33,500	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00
YAZOO CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,050.00	$12,900.00	$13,750.00	$15,500.00	$17,200.00	$17,900.00	$18,600.00	$19,950.00	$21,350.00	$22,700.00
MFI $28,200	60%	$14,460.00	$15,480.00	$16,500.00	$18,600.00	$20,640.00	$21,480.00	$22,320.00	$23,940.00	$25,620.00	$27,240.00
MAXIMUM RENT AT											
50%		$301.25	$322.50	$343.75	$387.50	$430.00	$447.50	$465.00	$498.75	$533.75	$567.50
60%		$361.50	$387.00	$412.50	$465.00	$516.00	$537.00	$558.00	$598.50	$640.50	$681.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only

FY1999
LOW INCOME HOUSING TAX CREDITS
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	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
Biloxi-Gulfport-Pascougla, MS	50%	$13,250.00	$14,200.00	$15,150.00	$17,050.00	$18,950.00	$19,700.00	$20,450.00	$22,000.00	$23,500.00	$25,000.00
MFI $37,900	60%	$15,900.00	$17,040.00	$18,180.00	$20,460.00	$22,740.00	$23,640.00	$24,540.00	$26,400.00	$28,200.00	$30,000.00
MAXIMUM RENT AT											
50%		$331.25	$355.00	$378.75	$426.25	$473.75	$492.50	$511.25	$550.00	$587.50	$625.00
60%		$397.50	$426.00	$454.50	$511.50	$568.50	$591.00	$613.50	$660.00	$705.00	$750.00
Hattiesburg, MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
MFI $35,600	50%	$12,450.00	$13,350.00	$14,250.00	$16,000.00	$17,800.00	$18,500.00	$19,200.00	$20,650.00	$22,050.00	$23,500.00
	60%	$14,940.00	$16,020.00	$17,100.00	$19,200.00	$21,360.00	$22,200.00	$23,040.00	$24,780.00	$26,460.00	$28,200.00
MAXIMUM RENT AT											
50%		$311.25	$333.75	$356.25	$400.00	$445.00	$462.50	$480.00	$516.25	$551.25	$587.50
60%		$373.50	$400.50	$427.50	$480.00	$534.00	$555.00	$576.00	$619.50	$661.50	$705.00
Jackson, MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$16,300.00	$17,475.00	$18,650.00	$20,950.00	$23,300.00	$24,225.00	$25,150.00	$27,050.00	$28,900.00	$30,750.00
MFI $46,600	60%	$19,560.00	$20,970.00	$22,380.00	$25,140.00	$27,960.00	$29,070.00	$30,180.00	$32,460.00	$34,680.00	$36,900.00
MAXIMUM RENT AT											
50%		$407.50	$436.88	$466.25	$523.75	$582.50	$605.63	$628.75	$676.25	$722.50	$768.75
60%		$489.00	$524.25	$559.50	$628.50	$699.00	$726.75	$754.50	$811.50	$867.00	$922.50
Memphis, TN-AR-MS	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$17,000.00	$18,225.00	$19,450.00	$21,850.00	$24,300.00	$25,275.00	$26,250.00	$28,200.00	$30,150.00	$32,100.00
MFI $48,600	60%	$20,400.00	$21,870.00	$23,340.00	$26,220.00	$29,160.00	$30,330.00	$31,500.00	$33,840.00	$36,180.00	$38,520.00
MAXIMUM RENT AT											
50%		$425.00	$455.63	$486.25	$546.25	$607.50	$631.88	$656.25	$705.00	$753.75	$802.50
60%		$510.00	$546.75	$583.50	$655.50	$729.00	$758.25	$787.50	$846.00	$904.50	$963.00
ADAMS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
ALCORN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,050.00	$13,900.00	$15,650.00	$17,400.00	$18,100.00	$18,800.00	$20,200.00	$21,600.00	$22,950.00
MFI $34,800	60%	$14,640.00	$15,660.00	$16,680.00	$18,780.00	$20,880.00	$21,720.00	$22,560.00	$24,240.00	$25,920.00	$27,540.00
MAXIMUM RENT AT											
50%		$305.00	$326.25	$347.50	$391.25	$435.00	$452.50	$470.00	$505.00	$540.00	$573.75
60%		$366.00	$391.50	$417.00	$469.50	$522.00	$543.00	$564.00	$606.00	$648.00	$688.50
AMITE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,300	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
ATTALA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $28,700	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
BENTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
BOLIVAR CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $25,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
CALHOUN CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,100.00	$12,975.00	$13,850.00	$15,550.00	$17,300.00	$18,000.00	$18,700.00	$20,050.00	$21,450.00	$22,850.00
MFI $34,600	60%	$14,520.00	$15,570.00	$16,620.00	$18,660.00	$20,760.00	$21,600.00	$22,440.00	$24,060.00	$25,740.00	$27,420.00
MAXIMUM RENT AT											
50%		$302.50	$324.38	$346.25	$388.75	$432.50	$450.00	$467.50	$501.25	$536.25	$571.25
60%		$363.00	$389.25	$415.50	$466.50	$519.00	$540.00	$561.00	$601.50	$643.50	$685.50
CARROLL CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $29,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
CHICKASAW CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,950.00	$12,800.00	$13,650.00	$15,350.00	$17,050.00	$17,725.00	$18,400.00	$19,800.00	$21,150.00	$22,500.00
MFI $34,100	60%	$14,340.00	$15,360.00	$16,380.00	$18,420.00	$20,460.00	$21,270.00	$22,080.00	$23,760.00	$25,380.00	$27,000.00
MAXIMUM RENT AT											
50%		$298.75	$320.00	$341.25	$383.75	$426.25	$443.13	$460.00	$495.00	$528.75	$562.50
60%		$358.50	$384.00	$409.50	$460.50	$511.50	$531.75	$552.00	$594.00	$634.50	$675.00
CHOCTAW CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
CLAIBORNE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $25,400	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
CLARKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,550.00	$12,375.00	$13,200.00	$14,850.00	$16,500.00	$17,150.00	$17,800.00	$19,150.00	$20,450.00	$21,800.00
MFI $33,000	60%	$13,860.00	$14,850.00	$15,840.00	$17,820.00	$19,800.00	$20,580.00	$21,360.00	$22,980.00	$24,540.00	$26,160.00
MAXIMUM RENT AT											
50%		$288.75	$309.38	$330.00	$371.25	$412.50	$428.75	$445.00	$478.75	$511.25	$545.00
60%		$346.50	$371.25	$396.00	$445.50	$495.00	$514.50	$534.00	$574.50	$613.50	$654.00

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CLAY CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31.400	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
COAHOMA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26 000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
COPIAH CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
COVINGTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,600	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
FRANKLIN CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
GEORGE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
GREENE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,750.00	$12,600.00	$13,450.00	$15,100.00	$16,800.00	$17,475.00	$18,150.00	$19,500.00	$20,850.00	$22,200.00
MFI $33,600	60%	$14,100.00	$15,120.00	$16,140.00	$18,120.00	$20,160.00	$20,970.00	$21,780.00	$23,400.00	$25,020.00	$26,640.00
MAXIMUM RENT AT											
50%		$293.75	$315.00	$336.25	$377.50	$420.00	$436.88	$453.75	$487.50	$521.25	$555.00
60%		$352.50	$378.00	$403.50	$453.00	$504.00	$524.25	$544.50	$585.00	$625.50	$666.00
GRENADA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,150.00	$13,025.00	$13,900.00	$15,600.00	$17,350.00	$18,050.00	$18,750.00	$20,150.00	$21,500.00	$22,900.00
MFI $34 700	60%	$14,580.00	$15,630.00	$16,680.00	$18,720.00	$20,820.00	$21,660.00	$22,500.00	$24,180.00	$25,800.00	$27,480.00
MAXIMUM RENT AT											
50%		$303.75	$325.63	$347.50	$390.00	$433.75	$451.25	$468.75	$503.75	$537.50	$572.50
60%		$364.50	$390.75	$417.00	$468.00	$520.50	$541.50	$562.50	$604.50	$645.00	$687.00
HOLMES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $18,700	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
HUMPHREYS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $22,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
ISSAQUENA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $18,700	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
ITAWAMBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $38,600	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
JASPER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
JEFFERSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $19,400	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
JEFFERSON DAVIS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
JONES CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,350.00	$12,150.00	$12,950.00	$14,600.00	$16,200.00	$16,850.00	$17,500.00	$18,800.00	$20,100.00	$21,400.00
MFI $32,400	60%	$13,620.00	$14,580.00	$15,540.00	$17,520.00	$19,440.00	$20,220.00	$21,000.00	$22,560.00	$24,120.00	$25,680.00
MAXIMUM RENT AT											
50%		$283.75	$303.75	$323.75	$365.00	$405.00	$421.25	$437.50	$470.00	$502.50	$535.00
60%		$340.50	$364.50	$388.50	$438.00	$486.00	$505.50	$525.00	$564.00	$603.00	$642.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY1999
LOW INCOME HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 27 - January - 1999

KEMPER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
LAFAYETTE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,150.00	$13,025.00	$13,900.00	$15,600.00	$17,350.00	$18,050.00	$18,750.00	$20,150.00	$21,500.00	$22,900.00
MFI $34,700	60%	$14,580.00	$15,630.00	$16,680.00	$18,720.00	$20,820.00	$21,660.00	$22,500.00	$24,180.00	$25,800.00	$27,480.00
MAXIMUM RENT AT											
50%		$303.75	$325.63	$347.50	$390.00	$433.75	$451.25	$468.75	$503.75	$537.50	$572.50
60%		$364.50	$390.75	$417.00	$468.00	$520.50	$541.50	$562.50	$604.50	$645.00	$687.00
LAUDERDALE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,800.00	$13,725.00	$14,650.00	$16,450.00	$18,300.00	$19,025.00	$19,750.00	$21,250.00	$22,700.00	$24,150.00
MFI $36,600	60%	$15,360.00	$16,470.00	$17,580.00	$19,740.00	$21,960.00	$22,830.00	$23,700.00	$25,500.00	$27,240.00	$28,980.00
MAXIMUM RENT AT											
50%		$320.00	$343.13	$366.25	$411.25	$457.50	$475.63	$493.75	$531.25	$567.50	$603.75
60%		$384.00	$411.75	$439.50	$493.50	$549.00	$570.75	$592.50	$637.50	$681.00	$724.50
LAWRENCE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $30,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
LEAKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,200	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
LEE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,500.00	$14,475.00	$15,450.00	$17,350.00	$19,300.00	$20,075.00	$20,850.00	$22,400.00	$23,950.00	$25,500.00
MFI $43,300	60%	$16,200.00	$17,370.00	$18,540.00	$20,820.00	$23,160.00	$24,090.00	$25,020.00	$26,880.00	$28,740.00	$30,600.00
MAXIMUM RENT AT											
50%		$337.50	$361.88	$386.25	$433.75	$482.50	$501.88	$521.25	$560.00	$598.75	$637.50
60%		$405.00	$434.25	$463.50	$520.50	$579.00	$602.25	$625.50	$672.00	$718.50	$765.00
LEFLORE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $30,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
LINCOLN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,700	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
LOWNDES CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,150.00	$14,075.00	$15,000.00	$16,900.00	$18,750.00	$19,500.00	$20,250.00	$21,750.00	$23,250.00	$24,750.00
MFI $40,500	60%	$15,780.00	$16,890.00	$18,000.00	$20,280.00	$22,500.00	$23,400.00	$24,300.00	$26,100.00	$27,900.00	$29,700.00
MAXIMUM RENT AT											
50%		$328.75	$351.88	$375.00	$422.50	$468.75	$487.50	$506.25	$543.75	$581.25	$618.75
60%		$394.50	$422.25	$450.00	$507.00	$562.50	$585.00	$607.50	$652.50	$697.50	$742.50
MARION CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $28,100	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
MARSHALL CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,500.00	$12,325.00	$13,150.00	$14,800.00	$16,450.00	$17,100.00	$17,750.00	$19,100.00	$20,400.00	$21,700.00
MFI $32,900	60%	$13,800.00	$14,790.00	$15,780.00	$17,760.00	$19,740.00	$20,520.00	$21,300.00	$22,920.00	$24,480.00	$26,040.00
MAXIMUM RENT AT											
50%		$287.50	$308.13	$328.75	$370.00	$411.25	$427.50	$443.75	$477.50	$510.00	$542.50
60%		$345.00	$369.75	$394.50	$444.00	$493.50	$513.00	$532.50	$573.00	$612.00	$651.00
MONROE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,300	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
MONTGOMERY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
NESHOBA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,300.00	$12,100.00	$12,900.00	$14,550.00	$16,150.00	$16,800.00	$17,450.00	$18,750.00	$20,050.00	$21,300.00
MFI $32,300	60%	$13,560.00	$14,520.00	$15,480.00	$17,460.00	$19,380.00	$20,160.00	$20,940.00	$22,500.00	$24,060.00	$25,560.00
MAXIMUM RENT AT											
50%		$282.50	$302.50	$322.50	$363.75	$403.75	$420.00	$436.25	$468.75	$501.25	$532.50
60%		$339.00	$363.00	$387.00	$436.50	$484.50	$504.00	$523.50	$562.50	$601.50	$639.00
NEWTON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,850.00	$12,675.00	$13,500.00	$15,200.00	$16,900.00	$17,575.00	$18,250.00	$19,600.00	$20,950.00	$22,300.00
MFI $33,800	60%	$14,220.00	$15,210.00	$16,200.00	$18,240.00	$20,280.00	$21,090.00	$21,900.00	$23,520.00	$25,140.00	$26,760.00
MAXIMUM RENT AT											
50%		$296.25	$316.88	$337.50	$380.00	$422.50	$439.38	$456.25	$490.00	$523.75	$557.50
60%		$355.50	$380.25	$405.00	$456.00	$507.00	$527.25	$547.50	$588.00	$628.50	$669.00
NOXUBEE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $25,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY1999
LOW INCOME HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 27 - January - 1999

OKTIBBEHA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,000.00	$13,950.00	$14,900.00	$16,750.00	$18,600.00	$19,350.00	$20,100.00	$21,600.00	$23,050.00	$24,550.00
MFI $40,100	60%	$15,600.00	$16,740.00	$17,880.00	$20,100.00	$22,320.00	$23,220.00	$24,120.00	$25,920.00	$27,660.00	$29,460.00
MAXIMUM RENT AT											
50%		$325.00	$348.75	$372.50	$418.75	$465.00	$483.75	$502.50	$540.00	$576.25	$613.75
60%		$390.00	$418.50	$447.00	$502.50	$558.00	$580.50	$603.00	$648.00	$691.50	$736.50
PANOLA CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $30,100	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
PEARL RIVER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,950.00	$12,825.00	$13,700.00	$15,400.00	$17,100.00	$17,775.00	$18,450.00	$19,850.00	$21,200.00	$22,550.00
MFI $34,200	60%	$14,340.00	$15,390.00	$16,440.00	$18,480.00	$20,520.00	$21,330.00	$22,140.00	$23,820.00	$25,440.00	$27,060.00
MAXIMUM RENT AT											
50%		$298.75	$320.63	$342.50	$385.00	$427.50	$444.38	$461.25	$496.25	$530.00	$563.75
60%		$358.50	$384.75	$411.00	$462.00	$513.00	$533.25	$553.50	$595.50	$636.00	$676.50
PERRY CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $28,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
PIKE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
PONTOTOC CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $36,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
PRENTISS CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,850.00	$12,700.00	$13,550.00	$15,250.00	$16,950.00	$17,625.00	$18,300.00	$19,650.00	$21,000.00	$22,350.00
MFI $33,900	60%	$14,220.00	$15,240.00	$16,260.00	$18,300.00	$20,340.00	$21,150.00	$21,960.00	$23,580.00	$25,200.00	$26,820.00
MAXIMUM RENT AT											
50%		$296.25	$317.50	$338.75	$381.25	$423.75	$440.63	$457.50	$491.25	$525.00	$558.75
60%		$355.50	$381.00	$406.50	$457.50	$508.50	$528.75	$549.00	$589.50	$630.00	$670.50
QUITMAN CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26,800	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
SCOTT CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $29,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
SHARKEY CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $23,400	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
SIMPSON CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $32,100	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
SMITH CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,800.00	$12,650.00	$13,500.00	$15,150.00	$16,850.00	$17,525.00	$18,200.00	$19,550.00	$20,900.00	$22,250.00
MFI $33,700	60%	$14,160.00	$15,180.00	$16,200.00	$18,180.00	$20,220.00	$21,030.00	$21,840.00	$23,460.00	$25,080.00	$26,700.00
MAXIMUM RENT AT											
50%		$295.00	$316.25	$337.50	$378.75	$421.25	$438.13	$455.00	$488.75	$522.50	$556.25
60%		$354.00	$379.50	$405.00	$454.50	$505.50	$525.75	$546.00	$586.50	$627.00	$667.50
STONE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,600.00	$12,450.00	$13,300.00	$14,950.00	$16,600.00	$17,275.00	$17,950.00	$19,250.00	$20,600.00	$21,900.00
MFI $33,200	60%	$13,920.00	$14,940.00	$15,960.00	$17,940.00	$19,920.00	$20,730.00	$21,540.00	$23,100.00	$24,720.00	$26,280.00
MAXIMUM RENT AT											
50%		$290.00	$311.25	$332.50	$373.75	$415.00	$431.88	$448.75	$481.25	$515.00	$547.50
60%		$348.00	$373.50	$399.00	$448.50	$498.00	$518.25	$538.50	$577.50	$618.00	$657.00
SUNFLOWER CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $27,000	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
TALLAHATCHIE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $26,600	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
TATE CO	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,350.00	$13,225.00	$14,100.00	$15,900.00	$17,650.00	$18,350.00	$19,050.00	$20,450.00	$21,900.00	$23,300.00
MFI $35,300	60%	$14,820.00	$15,870.00	$16,920.00	$19,080.00	$21,180.00	$22,020.00	$22,860.00	$24,540.00	$26,280.00	$27,960.00
MAXIMUM RENT AT											
50%		$308.75	$330.63	$352.50	$397.50	$441.25	$458.75	$476.25	$511.25	$547.50	$582.50
60%		$370.50	$396.75	$423.00	$477.00	$529.50	$550.50	$571.50	$613.50	$657.00	$699.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

FY1999
LOW INCOME HOUSING TAX CREDITS
INCOME AND RENT LIMITS
Effective 27 - January - 1999

TIPPAH CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,800.00	$12,650.00	$13,500.00	$15,150.00	$16,850.00	$17,525.00	$18,200.00	$19,550.00	$20,900.00	$22,250.00
MFI $33,700	60%	$14,160.00	$15,180.00	$16,200.00	$18,180.00	$20,220.00	$21,030.00	$21,840.00	$23,460.00	$25,080.00	$26,700.00
MAXIMUM RENT AT											
50%		$295.00	$316.25	$337.50	$378.75	$421.25	$438.13	$455.00	$488.75	$522.50	$556.25
60%		$354.00	$379.50	$405.00	$454.50	$505.50	$525.75	$546.00	$586.50	$627.00	$667.50
TISHOMINGO CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $35,900	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
TUNICA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $19,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
UNION CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,075.00	$13,950.00	$15,700.00	$17,450.00	$18,150.00	$18,850.00	$20,250.00	$21,650.00	$23,050.00
MFI $39,000	60%	$14,640.00	$15,690.00	$16,740.00	$18,840.00	$20,940.00	$21,780.00	$22,620.00	$24,300.00	$25,980.00	$27,660.00
MAXIMUM RENT AT											
50%		$305.00	$326.88	$348.75	$392.50	$436.25	$453.75	$471.25	$506.25	$541.25	$576.25
60%		$366.00	$392.25	$418.50	$471.00	$523.50	$544.50	$565.50	$607.50	$649.50	$691.50
WALTHALL CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $24,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
WARREN CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$13,600.00	$14,550.00	$15,500.00	$17,450.00	$19,400.00	$20,175.00	$20,950.00	$22,500.00	$24,050.00	$25,600.00
MFI $39,400	60%	$16,320.00	$17,460.00	$18,600.00	$20,940.00	$23,280.00	$24,210.00	$25,140.00	$27,000.00	$28,860.00	$30,720.00
MAXIMUM RENT AT											
50%		$340.00	$363.75	$387.50	$436.25	$485.00	$504.38	$523.75	$562.50	$601.25	$640.00
60%		$408.00	$436.50	$465.00	$523.50	$582.00	$605.25	$628.50	$675.00	$721.50	$768.00
WASHINGTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,500.00	$12,325.00	$13,150.00	$14,800.00	$16,450.00	$17,100.00	$17,750.00	$19,100.00	$20,400.00	$21,700.00
MFI $32,900	60%	$13,800.00	$14,790.00	$15,780.00	$17,760.00	$19,740.00	$20,520.00	$21,300.00	$22,920.00	$24,480.00	$26,040.00
MAXIMUM RENT AT											
50%		$287.50	$308.13	$328.75	$370.00	$411.25	$427.50	$443.75	$477.50	$510.00	$542.50
60%		$345.00	$369.75	$394.50	$444.00	$493.50	$513.00	$532.50	$573.00	$612.00	$651.00
WAYNE CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $28,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
WEBSTER CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,650.00	$12,475.00	$13,300.00	$15,000.00	$16,650.00	$17,325.00	$18,000.00	$19,300.00	$20,650.00	$22,000.00
MFI $33,300	60%	$13,980.00	$14,970.00	$15,960.00	$18,000.00	$19,980.00	$20,790.00	$21,600.00	$23,160.00	$24,780.00	$26,400.00
MAXIMUM RENT AT											
50%		$291.25	$311.88	$332.50	$375.00	$416.25	$433.13	$450.00	$482.50	$516.25	$550.00
60%		$349.50	$374.25	$399.00	$450.00	$499.50	$519.75	$540.00	$579.00	$619.50	$660.00
WILKINSON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $20,200	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
WINSTON CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$12,200.00	$13,050.00	$13,900.00	$15,650.00	$17,400.00	$18,100.00	$18,800.00	$20,200.00	$21,600.00	$22,950.00
MFI $34,800	60%	$14,640.00	$15,660.00	$16,680.00	$18,780.00	$20,880.00	$21,720.00	$22,560.00	$24,240.00	$25,920.00	$27,540.00
MAXIMUM RENT AT											
50%		$305.00	$326.25	$347.50	$391.25	$435.00	$452.50	$470.00	$505.00	$540.00	$573.75
60%		$366.00	$391.50	$417.00	$469.50	$522.00	$543.00	$564.00	$606.00	$648.00	$688.50
YALOBUSHA CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $31,500	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00
YAZOO CO.	PERCENT OF MEDIAN	1 PERSON	1.5 PERSONS	2 PERSONS	3 PERSONS	4 PERSONS	4.5 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
	50%	$11,250.00	$12,050.00	$12,850.00	$14,450.00	$16,050.00	$16,700.00	$17,350.00	$18,600.00	$19,900.00	$21,200.00
MFI $25,900	60%	$13,500.00	$14,460.00	$15,420.00	$17,340.00	$19,260.00	$20,040.00	$20,820.00	$22,320.00	$23,880.00	$25,440.00
MAXIMUM RENT AT											
50%		$281.25	$301.25	$321.25	$361.25	$401.25	$417.50	$433.75	$465.00	$497.50	$530.00
60%		$337.50	$361.50	$385.50	$433.50	$481.50	$501.00	$520.50	$558.00	$597.00	$636.00

Income amounts for 1.5 and 4.5 persons are for rent calculation purposes only.

APPENDIX “K”

SAMPLE UTILITY ALLOWANCES (HUD, FmHA, LOCAL UTILITY CO.)

HUD-52667
April 1975

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SECTION 8, EXISTING HOUSING ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

DATE: EFFECTIVE
LEASE-UP 6/1/94
RE-EXAMS 9/1/94

LOCALITY: NON-METRO GAS/ELECTRIC

UNIT TYPE: ALL UNITS

UTILITY OR SERVICE	MONTHLY DOLLAR ALLOWANCES					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
HEATING						
a. Natural Gas	6	8	12	16	19	23
b. Bottle Gas	7	9	13	18	21	25
c. Oil						
d. Electric	13	19	26	34	37	41
AIR CONDITIONING						
COOKING						
a. Natural Gas	1	1	2	3	4	5
b. Electric	2	3	3	5	7	7
c. Bottle Gas			2	3	4	6
OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.	7	9	13	17	18	20
WATER HEATING						
a. Natural Gas	5	6	10	13	15	18
b. Electric	4	6	10	13	14	15
c. Bottle Gas	6	7	11	14	17	20
d. Oil						
WATER						
SEWER			SEE	ATTACHED	SCHEDULE	
TRASH COLLECTION			INCLUDED	IN	WATER	
RANGE	3	3	5	5	5	5
REFRIGERATOR	4	4	6	6	6	6
OTHER (Specify)						

ACTUAL FAMILY ALLOWANCES *(To be used by family to compute allowance. Complete below for Actual Unit Rented)*

NAME OF FAMILY

ADDRESS OF UNIT

NUMBER OF BEDROOMS

UTILITY OR SERVICE	PER MONTH
HEATING	$
AIR CONDITIONING	
COOKING	
OTHER ELECTRIC	
WATER HEATING	
WATER	
SEWER	
TRASH COLLECTION	
RANGE	
REFRIGERATOR	
OTHER (Specify)	
TOTAL	$

HOUSING ALLOWANCES FOR
UTILITIES AND OTHER PUBLIC SERVICES
EFFECTIVE
DATE JANUARY 1, 1999

NAME OF BORROWER

EDWARDS, MS
LOCATION AND IDENTIFICATION OF PROJECT

PART 1

SAMPLE

UTILITY OR SERVICE	Monthly Dollar Allowances 0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
HEATING						
a. Natural Gas			20.80			
b. Bottle Gas						
c. Electric						
d. Oil						
AIR CONDITIONING			5.60			
COOKING						
a. Natural Gas						
b. Bottle Gas						
c. Electric			7.20			
OTHER ELECTRIC LIGHTING, REFRIGERATION, ETC.			22.40			
WATER HEATING						
a. Natural Gas						
b. Bottle Gas						
c. Electric			24.00			
d. Oil						
WATER		PAID BY LESSOR				
SEWER		PAID BY LESSOR				
TRASH COLLECTION		PAID BY LESSOR				
OTHER (Specify)						
80 TOTAL ALLOWANCE (Round to next highest dollar)			80.00			

Entergy

Entergy Customer Relations - MS
711 Tombigbee Street
P.O. Box 1640
Jackson, MS 39215-1640
Tel 601 351 4405
Fax 601 351 4460

[redacted]

January 5, 1998

[redacted]

SAMPLE

Dear [redacted]

Thank you for your request for the usage patterns at [redacted] Jackson, MS.

We have reviewed the accounts at this location and determined the electrical usage based on a 12 month average to be approximately $ 90.00 per month per unit. Please be aware that the usage pattern may be different from month to month based upon the individual customer's living habits.

Should you have any questions, please feel free to call our Customer Service Center at 1-800-368-3749. Thank you for allowing us to provide your electrical service needs. As always, we value You as a customer and appreciate this opportunity to serve you.

Sincerely,

DST/vm

APPENDIX "L"

ANNUAL OWNER'S CERTIFICATION DOCUMENTS

(Includes: Certification Checklist, Owner's Certification of Continued Program Compliance Form, Quarterly Rent Roll, IRS Forms 8586, 8609, 8609 Schedule A and a sample Annual Operating Statement)

DUE JULY 1ST OF EACH TAX YEAR

TO: MISSISSIPPI HOME CORPORATION; P O BOX 23369, JACKSON, MS 39225-3369

2002 Annual Certification Checklist

A separate form should be completed for each HTC development!!

The following Annual Owner Certification requirements must be submitted to the Mississippi Home Corporation by July 1, 2002 for review:

1. _____ **Annual Owner Certification Of Continued Program Compliance**
   Signed & Notarized

2. _____ **Quarterly Rent Rolls** ***(per building)***
   January 1 - March 30 _____
   April 1 - June 30 _____
   July 1 - September 30 _____
   October - December 31 _____

3. _____ **Current Utility Allowance Documentation**

4. _____ ****IRS Forms 8609 - LIHC Allocation Certification** ***(per building)***
   (PART II MUST BE COMPLETED)

   ****Owners receiving credits and CLAIMING CREDITS FOR THE FIRST TIME DURING THIS CERTIFICATION PERIOD must submit *Form 8609 LIHC Allocation Certification, with PART II COMPLETED,* to the Corporation for review.**

5. _____ **IRS Form 8609 - "Schedule A" Annual Statement** ***(per building)***

6. _____ **IRS Form 8586 - Low Income Housing Credit**
   Copy of IRS Request for Extension

7. _____ **Audited Annual Operating Statement** ***(if applicable)**** **OR**

   _____ **Compilation Annual Operating Statement** ***(if applicable)****
   Signed & Notarized

*** Owners are required to submit either an audited Annual Operating Statement or a compilation Annual Operating Statement, not both. For projects with less than 24 units and the primary lender does not require an audited annual operating statement, a compilation annual operating statement must be submitted.**

_______________________________ _______________________________

Signature of Person Verifying Doc. Completion ***Signature of Owner***

INSTRUCTIONS FOR COMPLETING
OWNER'S CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE

This form is to be completed by the owner or an authorized representative approved by the Mississippi Home Corporation.

Part I - Development Data

Certification Dates	Enter the period in which the owner is certifying compliance. This date is usually the 12 calendar months preceding the calendar year (Ex. July 1, 2002 certification documents due date covers the January 1, 2001 – December 31, 2001 compliance period).
Project Name	Enter the name of the development under which the Housing Tax Credit's (HTC's) were allocated. If this name is different from what's on MHC's records then list both names.
Project Number	Enter the project identification number assigned to the project by the Mississippi Home Corporation. Generally, this number is included on all correspondence received from the corporation.
Project Address	Enter the physical address of which the development is located.
City	Enter the city in which the development is located.
Zip	Enter the five (5) digit zip code under which the development address is located.
Tax I.D. # of Ownership Entity	Enter the nine (9) digit tax number associated with the owner and/or authorized agent.

Part II – Current Project Status

Check the appropriate box indicating whether or not "NO buildings have been placed in service" (i.e., project is under construction, rehabilitation, and NO Certificate of Occupancy (C of O) has been issued for the development), 2) At least one building has been placed in service but owner elects to begin credit period in the following year, OR 3) Project is in carryover status (credits have been awarded, however the project has not received its' C of O AND Mississippi Home Corporation has NOT issued IRS Form 8609 Certification of Allocation Form to the Owner). If you check any one of the three items listed, then proceed to page 2 and sign and date is form.

Enter the name of the owner and/or authorized agent who will also sign off on the certification documents certifying compliance has or has not been met. Note: the owner and/or authorized agent is the <u>only</u> person permitted to sign this document. Be sure to include the authorized person signing on behalf of the ownership entity (ex. The undersigned <u>John Doe</u> on the behalf of <u>ABC Partnership</u> hereby certifies that ...)

1. Check the set–aside the owner used to qualify residents for the HTC program. This set-aside should be consistent with the set-aside identified in the application for HTC's. Before checking this box, be sure the owner, as of December 31, meets the minimum set aside election of the development.

2. See Section 42(c)(1)(B) of the Code for complete instructions on what constitutes a change in applicable fraction of the development. After doing so, mark the appropriate box indicating whether or not a change has occurred.

3. Check the answer "yes" if you agree that you have received a TIC Form with income support documentation for all qualifying households in your development. Check "No" if you failed to acquire a current TIC form for at least one resident during the certification period. (Note: MHC has not issued any recertification waivers; therefore, this answer should be based solely on whether you qualified or requalified each HTC resident within the specified reporting period).

4. Check the box marked "yes" if the rent for every HTC resident is at or below the applicable income limit for the specified certification period. Check the box "no" if you failed to maintain the rent of at least one unit at or below the rent limit.

5. Check the box marked 'yes" if you have received an initial lease agreement with a term of at least 6 months for each qualifying HTC resident. Check the box "no" if you have not received an initial 6 months lease agreement on all qualifying residents. Check the box marked "homeless" if this is the type of community in which your development serves.

6. Check the box marked "No findings" if you agree there has been no findings or cases of discrimination brought against you or anyone in your development within the certification period as stated in the Fair Housing Act, 42 U.S.C. 3601-3619. Check the box marked "findings" if there has been an instance of discrimination noted against the development and/or owner.

7. Check the box marked "yes" if there has been a report of findings against the physical conditions of the development. Such findings must be in violation of the health, safety and building codes. Check the box marked "no" if no adverse physical inspection report has been issued against the development. (Note: this violation does not include physical inspection violations noted by an inspection conducted by the Mississippi Home Corporation unless it involved a report from state or local government officials).

8. See Section 42(d) of the Code for complete instruction on what constitutes a change in eligible basis of the development. After doing so, mark the appropriate box.

9. Check the box marked "yes" if you agree that there was no charges imposed upon qualifying tenants for any facilities on the development that were included in the eligible basis of the development. Such fees include charging a tenant for use of the community room, washer/dryer hookup, swimming pool, etc. Check the box marked "no" if there were charges imposed upon the tenant for facilities included in the eligible basis of the development.

10. Check the box marked "yes" if you agree that when a qualifying unit became vacant at any time during the certification period that you made "reasonable" documented attempts to rent that unit, the next available unit or a unit of comparable or smaller size in that building to a qualifying household. Check the box marked "no" if you failed to rent the next available comparable unit to a qualifying household upon vacancy.

11. Check the box marked "yes" if you had/have a tenant whose income exceeds the HTC rent limits and the next available unit was rented or will be rented to a qualifying household.

Check the box marked "no" if you had/have a resident whose income exceeded 140% of the applicable income limits and you failed to or do not agree to lease the next available comparable unit IN THAT BUILDING to a qualifying resident.

12. Check the box marked "yes" if you have NOT refused to rent a HTC unit in your development to a Section 8 certificate or voucher holder. Check the box marked "no" if you HAVE REFUSED to lease a HTC unit to a prospective tenant solely based on the fact they have a Section 8 certificate and/or voucher. Check the box marked "NA" if your development does not have an extended low-income housing commitment (LURA) attached to its deed.

13. Check the box marked "yes" if your development received its credit allocation under the nonprofit set-aside as outlined in Section 42(h)(5) and the non-profit materially participated in the operation of the development. Check the box marked "no" if the non-profit did not materially participate in the operation of the development during the certification period.

14. Check the box marked "No change" if there has NOT been a change in the management of your development within the certification period. Check the box marked "Change" if there HAS BEEN a change in the management of your development during the certification period. After doing so, skip to page 3 and complete question B3.

15. Check the box marked "not expired" if the credit-claiming period of your development has not expired (i.e., you still have tax credits you can claim and the time has not expired). Check the box marked "expired" if you HAVE approached and used all of your credits (10 years) and you are no longer eligible to claim credits with the IRS. After doing so, skip to page 4 and complete question 3C.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner or the owner's registered agent to sign and date this document. Individuals other than the owner and/or owners registered agent are NOT allowed to sign this document. The owner can have, however, a manager or registered agent complete the contents of the compliance package as long as he/she (as owner) certifies that the information prepared is true and correct.

NOTARIZED SIGNATURE

In order to validate this document and the contents herein, a notary republic must verify/certify that the owner and/or owners registered agent signed the foregoing document in his/her presence. All notary seals must be valid!

These instructions should not be considered a complete guide on tax credit compliance. The responsibility for compliance with federal program regulations lies with the owner of the building(s) for which the credit is allowable.

Housing Tax Credit (HTC)
OWNER'S CERTIFICATION OF CONTINUING PROGRAM COMPLIANCE

Deadline for submission is on or before 5:00 p.m., July 1st.

To: *MISSISSIPPI HOME CORPORATION; P O BOX 23369, Jackson, MS 39225-3369*

Part I – Development Data

Certification Dates:	From: January 1, 20______	To: December 31, 20______	
Project Name:		**Project No: MS**	
Project Address:		**City:**	**Zip:**
Tax ID # of Ownership Entity:			

Part II – Current Development Status

☐ No buildings have been Placed in Service
☐ At least one building has been placed in Service but owner elects to begin credit period in the following year.
☐ Project is in carryover status and IRS Form 8609 has not been issued by the Mississippi Home Corporation.
If either of the above applies, please check the appropriate box, and proceed to page 2 to sign and date this form.

The undersigned____ on behalf of

____ (the "Owner"), hereby certifies that:

1. The project meets the minimum requirements of: (check one)

☐ 20 - 50 test under Section 42(g)(1)(A) of the Code
☐ 40 - 60 test under Section 42(g)(1)(B) of the Code
☐ 15 - 40 test for "deep rent-skewed" projects under Section 42(g)(4) and 142(d)(4)(B) of the Code

2. There has been **no change in the applicable fraction** (as defined in Section 42(c)(1)(B) of the Code) for any building in the project:
☐ NO CHANGE ☐ CHANGE
If **"Change"**, list the applicable fraction to be reported to the IRS for <u>each building</u> in the project for the certification year on page 3:

3. The owner has received an annual Tenant Income Certification from each low-income resident and documentation to support that certification, or the owner has a re-certification waiver letter from the IRS in good standing, has received an annual Tenant Income Certification from each low-income resident, and documentation to support the certification at their initial occupancy.
☐ YES ☐ NO

4. Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:
☐ YES ☐ NO

5. All low-income units in the project are and have been for use by the general public and used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) of the Code):
☐ YES ☐ NO ☐ HOMELESS

6. No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C 3616a(a)(1), or an adverse judgment from a federal court:
☐ NO FINDING ☐ FINDING

7. Each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project:
☐ YES ☐ NO
If **"No"**, state nature of violation on page 3 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.

8. There has been **no change in the eligible basis** (as defined in Section 42(d) of the Code) of any building **in the** project since last certification submission:
☐ NO CHANGE ☐ CHANGE
If **"Change"**, state nature of change (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed to the allocating authority in writing) on page 3:

9. All tenant facilities included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the buildings:
☐ YES ☐ NO

10. If a low-income unit in the project has been vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:

☐ **YES** ☐ **NO**

11. If the income of tenants of a low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:

☐ **YES** ☐ **NO**

12. An extended low-income housing commitment as described in section 42(h)(6) was in effect, including the requirement under section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicant holds a voucher or certificate of eligibility under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437s. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a Section 8 voucher and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment (not applicable to buildings with tax credits from years 1987-1989):

☐ **YES** ☐ **NO** ☐ **N/A**

13. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code.

☐ **YES** ☐ **NO** ☐ **N/A**

14. There has been no change in the ownership or management of the project:

☐ **NO CHANGE** ☐ **CHANGE**

If **"Change"**, complete page 3 detailing the changes in ownership or management of the project.

15. The low income housing tax credits to be claimed over a ten (10) year period has not expired and thus the owner will continue to claim credits for the remaining credit claiming years.

☐ **NOT EXPIRED** ☐ **EXPIRED**

If **"Expired"**, complete item "C" on page 4:

Note: Failure to complete this form in its entirety will result in noncompliance with program requirements. *In addition, any individual other than an owner or general partner of the project is <u>not</u> permitted to sign this form, unless authorized by the Mississippi Home Corporation.

The project is otherwise in compliance with the Code, including any Treasury Regulations, the applicable MS Qualified Allocation Plan, and all other applicable laws, rules and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY.

____
Signature of Ownership Entity*

By: _______________________________

Title: _______________________________

Date: _______________________________

STATE OF _______________________

COUNTY OF _______________________

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

_______________________________, whose names(s)_______________________________

signed to the foregoing instrument, and who (is) (are) known to me, acknowledged before me on this date that,

being informed of the contents of this document, (he) (she) (they) executed the same voluntarily on the day the

same bears date.

Given under my hand and official seal this ____________ day of ______________________, 2002.

(Seal)

____
Notary Public

My Commission Expires:____________________

A. PLEASE EXPLAIN ANY ITEMS THAT WERE ANSWERED "NO", "CHANGE" OR "FINDING" ON QUESTIONS 1-14.

Question #	Explanation

B. CHANGES IN OWNERSHIP OR MANAGEMENT

(to be completed **ONLY if "CHANGE"** marked for question 14 above)

1. TRANSFER OF OWNERSHIP

Date of Change:	
Taxpayer ID Number:	
Legal Owner Name:	
General Partnership:	
Status of Partnership (LLC, etc):	

2. CHANGE IN OWNER CONTACT

Date of Change:	
Owner Contact:	
Owner Contact Phone:	
Owner Contact Fax:	
Owner Contact Email:	

3. CHANGE IN MANAGEMENT CONTACT

Date of Change:	
Management Co. Name:	
Management Address:	
Management city, state, zip:	
Management Contact:	
Management Contact Phone:	
Management Contact Fax:	
Management Contact Email:	

C. PLEASE COMPLETE IF YOU ANSWERED "EXPIRED" ON QUESTION #15.

Year Credit claimed	$ Amount of Credit claimed each year

INSTRUCTIONS FOR COMPLETING QUARTERLY RENT ROLL

A separate rent roll report should be completed for each building in the development.

	Reporting Period	Indicate the period in time in which this report covers((i.e.January 1, 2001 thru December 31, 2001).
H	**Development Name**	Indicate the building name or address as identified on IRS form 8609, Part 1-A
e	**Project Number**	Indicate the project number assigned by Mississippi Home Corporation
a	**City, County**	Identify the city/county the development is located.
d	**Tax Identification Number**	Identify the taxpayer identification number of the Owner/General Partner
i	**Total No. rental units in building**	List the total number of residential rental units in this building.
n	**Total # of building in the development**	Identify the total number of LI building in the development.
g	**Vacancy % per quarter**	Give the vacancy of the development for the quarter covered by the report. Example: A development has 10 units. Two (2) units have been vacant for the entire quarter. The vacancy percentage is 20%.
	Minimum Set-Aside	Identify the irrevocable set-aside election for the building (20/50, 40/60)
I	**Gross rent calculation method**	Identify the method used in calculating gross rent for the unit (persons or bedroom size)
n	**Quarter (circle one)**	Identify the quarter reporting 1,2,3 or 4. Rent Roll reports must be submitted for all calendar quarters.
f	**Building Identification Number (BIN)**	List the building identification number assigned to the project, and identified on IRS form Part 1-E
o.	**Prepared by, Title & Phone Number**	List the name and title of the person completing the report and their phone number (including area code).
a	**Unit Number**	Identify the number assigned to the unit by the owner.
b	**Unit Status**	Identify the low income status of the qualifying unit at the time of the most recent certification
c	**Head of Household**	List the person identified as head of household on the Tenant Certification (TIC) form (Last, First)
d	**No. of Occupants**	Identify the number of persons residing in the unit, including non-related household members
e	**No. of Bedrooms**	Identify the total number of separate bedrooms in the unit.
f	**Initial Occupancy Date**	The date on which the resident(s) moved into the unit. For residents who occupied the unit on the date the building was Placed in Service, the move in date is the date the unit was certified as a HTC unit.
g	**Date of most recent certification**	The date on which the income of the household was examined or reexamined for eligibility purposes.
h	**Current Anticipated Annual Gross Income**	The GROSS Annual household income anticipated/projected for the 12 months following the date of the Annual Recertification
i	**(h) < HTC Max. Income Limits? Y or N**	Compare item # h with the most recent income limits in the county where the development is located by family size. If the number is below the income and rent limits, then insert yes. If not, insert "no".
j	**Rental Subsidy Amount**	Identify the total amount of rental subsidy received for the unit. This amount should not include g the tenant paid portion of the rent.
k	**Tenant Paid Rent**	The tenant paid portion of the monthly rent amount identified on the lease as the date the income was recertified. THIS DOES NOT INCLUDE THE AMOUNT OF SUBSIDY PAID by Section 8 or RHS.
l	**Utility Allowance**	Indicate the MONTHLY AMOUNT OF UTILITIES FOR THIS UNIT THAT THE OWNER DOES NOT PAY. This is the amount that the resident would be responsible for monthly. Section 8 Utility Allowance Charts must be used for Section 8 Voucher or Certificate Holders, while RHS provided allowances must be used for RHS residents. In addition, ATTACH A COPY OF THE CURRENT UTILITY ALLOWANCE SCHEDULE IN EFFECT FOR THESE UNIT.
m	**Gross Rent (k) +(l)**	This is the tenant paid rent (k) and the utility allowance amount (l) noted per bedroom size for the unit.
n	**(m) < HTC Max. Rent Limits? Y or N**	Compare item # m with the most recent rent limits in the county where the development is located by family/bedroom size. If the number is below rent limits, then insert yes. If not, insert no.
o.	**Move – Out Date**	The date the resident(s) vacated the unit, if applicable.

MISSISSIPPI HOME CORPORATION
HOUSING TAX CREDIT PROGRAM
QUARTERLY RENT ROLL REPORT

REPORTING PERIOD: **January 1, 20______ to December 31, 20_______**

*(**NOTE**: Please read instructions on next page before completing this form. Also attach applicable utility schedule for each project.)*

Development Name: ____________________
Project Number: ____________________
City: ____________________
County: ____________________
Tax I.D. #: ____________________

Total # Rental Units in Building: ____________________
Total # of Buildings in Development: ____________________
Vacancy (%) per quarter: ____________ %
Gross rent calculation method: [ ] # of persons [ ] # of bedrooms
Minimum Set-Aside(circle One): 20/50 40/60 15/40

Quarter (circle one): 1 2 3 4
BIN #: ____________________
Prepared by: ____________________
Title: ____________________
Telephone Number: ____________________

*Complete table below for each unit in the building. Complete **ONE** form for **EACH** building designated Housing Tax Credits. Use monthly figures for rental and utility allowance amounts. Gross anticipated Household income must be used as an*

(a) Unit Number	(b) Unit Status (LI, OI,UR)*	(c) Head of Household	(d) No. of Occupants	(e) No. of Bedrooms	(f) Initial Occupancy Date (mm/dd/yy)	(g) Date of Last Certification (mm/dd/yy)	(h) Current Anticipated Annual Gross Income	(i) (h) < HTC Max Income Limits? Y or N	(j) Rental Subsidy Amount	(k) Tenant Paid Rent	(l) Utility Allowance	(m) Gross Rent (k)+(l)	(n) (m) < HTC Max Rent Limits? Yes or No	(o) Move Out Date

*Unit Occupancy Status Codes
V= Vacant HTC unit
VNR= Vacant never rented unit
UR= Unrestricted unit
OI= Over Income @ recertification
LI= Qualified low income unit

Form **8586**

Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit

▶ Attach to your return.

OMB No. 1545-0984

2000

Attachment Sequence No. **36b**

Name(s) shown on return | **Identifying number**

Part I Current Year Credit (See instructions.)

1	Number of Forms 8609 attached . . . . ▶		
2	Eligible basis of building(s) (total from attached Schedule(s) A (Form 8609), line 1)	2	
3a	Qualified basis of low-income building(s) (total from attached Schedule(s) A (Form 8609), line 3)	3a	
b	Has there been a decrease in the qualified basis of any building(s) since the close of the preceding tax year? ☐ **Yes** ☐ **No** If "Yes," enter the building identification number (BIN) of the building(s) that had a decreased basis. If more space is needed, attach a schedule to list the BINs. **(i)** .... **(ii)** .... **(iii)** .... **(iv)**		
4	Current year credit (total from attached Schedule(s) A (Form 8609), see instructions) . . .	4	
5	Credits from pass-through entities (if from more than one entity, see instructions):		
	See table below. .... EIN of pass-through entity	5	
6	Add lines 4 and 5. (See instructions to find out if you complete lines 7 through 18 or file Form 3800.) .	6	
7	**Passive activity credit** or **total current year credit** for 2000 (see instructions)	7	

If you are a—	Then enter total of current year housing credit(s) from—
a Shareholder	Schedule K-1 (Form 1120S), lines 12b(1) through (4)
b Partner	Schedule K-1 (Form 1065), lines 12a(1) through (4), or Schedule K-1 (Form 1065-B), box 8
c Beneficiary	Schedule K-1 (Form 1041), line 14

Part II Tax Liability Limit

8	Regular tax before credits: • Individuals. Enter the amount from Form 1040, line 40 . . . . • Corporations. Enter the amount from Form 1120, Schedule J, line 3; Form 1120-A, Part I, line 1; or the applicable line of your return. . . . . • Estates and trusts. Enter the sum of the amounts from Form 1041, Schedule G, lines 1a and 1b, or the amount from the applicable line of your return			8	
9	Alternative minimum tax: • Individuals. Enter the amount from Form 6251, line 28 . . . . • Corporations. Enter the amount from Form 4626, line 15 . . . . • Estates and trusts. Enter the amount from Form 1041, Schedule I, line 39 .			9	
10	Add lines 8 and 9			10	
11a	Foreign tax credit	11a			
b	Credit for child and dependent care expenses (Form 2441, line 9) .	11b			
c	Credit for the elderly or the disabled (Schedule R (Form 1040), line 20)	11c			
d	Education credits (Form 8863, line 18)	11d			
e	Child tax credit (Form 1040, line 47)	11e			
f	Mortgage interest credit (Form 8396, line 11)	11f			
g	Adoption credit (Form 8839, line 14)	11g			
h	District of Columbia first-time homebuyer credit (Form 8859, line 11)	11h			
i	Possessions tax credit (Form 5735, line 17 or 27)	11i			
j	Credit for fuel from a nonconventional source	11j			
k	Qualified electric vehicle credit (Form 8834, line 19)	11k			
l	Add lines 11a through 11k			11l	
12	Net income tax. Subtract line 11l from line 10.			12	
13	Tentative minimum tax (see instructions): • Individuals. Enter the amount from Form 6251, line 26 . . . . • Corporations. Enter the amount from Form 4626, line 13 . . . • Estates and trusts. Enter the amount from Form 1041, Schedule I, line 37	13			
14	Net regular tax. Subtract line 11l from line 8. If zero or less, enter -0-	14			
15	Enter 25% (.25) of the excess, if any, of line 14 over $25,000 (see instructions)	15			
16	Enter the greater of line 13 or line 15.			16	
17	Subtract line 16 from line 12. If zero or less, enter -0-			17	
18	**Low-income housing credit allowed for the current year.** Enter the **smaller** of line 7 or line 17 here and on Form 1040, line 49; Form 1120, Schedule J, line 6d; Form 1120-A, Part I, line 4a; Form 1041, Schedule G, line 2c; or the applicable line of your return.			18	

General Instructions

Section references are to the Internal Revenue Code.

Purpose of Form

An owner of a residential rental building in a qualified low-income housing project uses Form 8586 to claim the low-income housing credit.

The low-income housing credit determined under section 42 is a credit of 70% of the qualified basis of each new low-income building placed in service after 1986 (30% for certain federally subsidized new buildings or existing buildings). This credit is taken over a 10-year period so that the present value of the 10 annual credit amounts determined as of the last day of the first year of the credit period equals 70% (or 30%) of the building's qualified basis.

In general, the 10-year credit period starts at the beginning of the tax year in which the building is placed in service. However, you may elect to begin the 10-year credit period in the tax year after the year the building was placed in service by checking the "Yes" box in Part II, line 10a, of **Form 8609,** Low-Income Housing Credit Allocation Certification.

S Corporations, Partnerships, Estates, and Trusts

Complete Part I to figure the credit to pass through to the shareholders, partners, or beneficiaries. Attach Form 8586 to the entity's income tax return along with Form 8609, and **Schedule A (Form 8609),** Annual Statement, for each building. An electing large partnership treats the part of the credit attributable to property placed in service before 1990 as a "rehabilitation credit" when reporting the credit to its partners.

Qualified Low-Income Housing Project

The low-income housing credit can only be claimed for residential rental buildings in low-income housing projects that meet one of the minimum set-aside tests (20-50 or 40-60 (25-60 for New York City only)). See the instructions for Part II, line 10c, of Form 8609 for details. You may elect either test for the project, but once made, the election is irrevocable. The test elected must be the same for all buildings in the project. Use Form 8609 to make this election. See section 42(g) for details.

Except for buildings financed with certain tax-exempt bonds, you may not take a low-income housing credit on a building if it has not received an allocation. Generally, the allocation must be received by the close of the calendar year the building is placed in service. In addition, the credit cannot exceed the amount allocated to the building by the housing credit agency. See section 42(h)(1) for details. No allocation is needed when **(a)** 50% or more of the aggregate basis of the building and the land on which the building is located is financed with certain tax-exempt bonds issued after 1989 for buildings placed in service after 1989 or **(b)** 70% or more of the aggregate building and land is financed with certain tax-exempt bonds issued before 1990. "Land on which the building is located" includes only land that is functionally related and subordinate to the qualified low-income building (see Regulations sections 1.103-8(a)(3) and 1.103-8(b)(4)(iii) for the meaning of "functionally related and subordinate").

Except as noted in the **Specific Instructions,** you must obtain a Form 8609 (with Part I completed) from the state or local housing credit agency for each building for which you are claiming a credit. Attach to your return a copy of Form 8609 and accompanying Schedule A (Form 8609) for each building for each year of the 15-year compliance period. You must also certify certain first-year information to the IRS on Form 8609. If this certification is not made, you may not claim a credit for that building.

Recapture of Credit

There is a 15-year compliance period during which the residential rental building must continue to meet certain requirements. If, as of the close of any tax year in this period, there is a reduction in the qualified basis of any building from the previous year, you may have to recapture a part of the credit you have taken. Similarly, you may have to recapture part of the credits taken in previous years upon certain dispositions of the building or interests therein. Use **Form 8611,** Recapture of Low-Income Housing Credit. See the instructions for Form 8611 and section 42(j) for more information.

Recordkeeping

Keep a copy of this Form 8586 together with all Forms 8609, Schedule(s) A (Form 8609), and Form 8611 for 3 years after the 15-year compliance period ends.

Specific Instructions

Note: *If your only credit is from a pass-through entity (i.e., S corporation, partnership, estate, or trust), you do not have to obtain, complete, or attach Form 8609 or Schedule A (Form 8609) to Form 8586. Also, skip lines 1 through 4.*

Line 1. If any of the attached Forms 8609 are for buildings that are part of a multiple building project (defined in instructions for Part II of Form 8609), attach a schedule listing the following information for each project: **(a)** name and address of the project and each building in the project, **(b)** the building identification number (BIN) of each building in the project, **(c)** the aggregate credit dollar amount for the project, and **(d)** the credit allocated to each building in the project.

Line 3b. A decrease in qualified basis will result in recapture if the qualified basis at the close of the tax year is less than the qualified basis at the close of the first year of the credit period.

Important: *If the reduction in qualified basis at the close of the tax year also results in a violation of the minimum set-aside requirement, then no credit is allowable for the year. If you must recapture credits, use Form 8611. See section 42(j) for more information.*

Line 4. The line 4 credit for the year is figured on Schedule A (Form 8609) for each building. Attach copies of Form(s) 8609 and Schedule(s) A (Form 8609) to Form 8586 for each tax year a credit is claimed. Enter on line 4 the credit from Schedule A (Form 8609). If more than one Form 8609 and related Schedules A are attached, enter on line 4 the total credit from all attached Schedules A.

For a pass-through entity with a line 4 credit attributable to more than one building, attach a schedule to Form 8586 that shows each shareholder's, partner's, or beneficiary's name, identifying number, and share of the line 4 credit and the BIN for each building.

Line 5. If you have a credit from a pass-through entity, enter the entity's employer identification number (EIN) and the credit amount on line 5. If you have credits from more than one pass-through entity, attach a statement that shows the EIN and credit amount for each entity. Enter the total credit on line 5.

Line 6. If the line 6 credit is your only 2000 general business credit (see **Note** below) and you do not have a carryback or carryforward of any general business credit, complete line 7 and Part II to determine your allowed low-income housing credit.

If you have more than one of the credits included in the general business credit, a carryback or carryforward of any of these credits, or general credits from an electing large partnership (Schedule K-1, (Form 1065-B)), **do not** complete line 7 or Part II. Enter the line 6 credit on **Form 3800,** General Business Credit, and complete Form 3800 to determine your allowed credit.

Note: *The general business credit consists of the following credits: investment (Form 3468), work opportunity (Form 5884), welfare-to-work (Form 8861), alcohol used as fuel (Form 6478), research (Form 6765), low-income housing (Form 8586), disabled access (Form 8826), enhanced oil recovery (Form 8830), renewable electricity production (Form 8835), Indian employment (Form 8845), employer social security and Medicare taxes paid on certain employee tips (Form 8846), orphan drug (Form 8820), contributions to selected community development corporations (Form 8847), and trans-Alaska pipeline liability fund. The empowerment zone employment credit (Form 8844), while a component of the general business credit, is figured separately on Form 8844 and is never carried to Form 3800.*

Line 7. The credit on line 6 may be subject to the passive activity credit limitation. Individuals, estates, and trusts figure the limit on **Form 8582-CR,** Passive Activity Credit Limitations, and closely held corporations figure the limit on **Form 8810,** Corporate Passive Activity Loss and Credit Limitations. See the instructions for Form 8582-CR or 8810 to find out if this limitation applies. If so, enter the allowable credit from Form 8582-CR or 8810 on line 7. If you are not subject to the passive activity limitation, enter on line 7 the amount from line 6.

Line 13. Although you may not owe alternative minimum tax (AMT), you generally must still compute the tentative minimum tax (TMT) to figure your credit. For a small corporation exempt from the AMT under section 55(e), enter zero. Otherwise, complete **and** attach the applicable AMT form or schedule and enter the TMT on line 13.

Line 15. See section 38(c)(3) for special rules that apply to married couples filing separate returns, controlled corporate groups, regulated investment companies, real estate investment trusts, and estates and trusts.

Line 18. If you cannot use part or all of the credit because of the tax liability limit (line 17 is smaller than line 7), carry the excess back 1 year and then forward 20 years. See the Instructions for Form 3800 for details.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is:

Recordkeeping	7 hr., 25 min.
Learning about the law or the form	1 hr., 44 min.
Preparing the form	3 hr., 47 min.
Copying, assembling, and sending the form to the IRS	32 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. See the instructions for the tax return with which this form is filed.

Form **8609**

(Rev January 2000)

Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Allocation Certification

▶ **Do not file separately. The building owner must attach Form 8586, Form 8609, and Schedule A (Form 8609) to its Federal income tax return.**

OMB No. 1545-0988

Attachment Sequence No. **36**

Part I Allocation of Credit—Completed by Housing Credit Agency Only

Check if: ☐ Addition to Qualified Basis ☐ Amended Form

A Address of **building** (do not use P. O. box)(see instructions)	**B** Name and address of **housing credit agency**
C Name, address, and TIN of **building owner** receiving allocation TIN ▶	**D** Employer identification number of agency **E** Building identification number (BIN)

1a	Date of allocation ▶ ..../..../......... **b** Maximum housing credit dollar amount allowable	**1b**	
2	Maximum applicable credit percentage allowable	**2**	%
3a	Maximum qualified basis	**3a**	
b	Check here ▶ ☐ if the eligible basis used in the computation of line 3a was increased under the high-cost area provisions of section 42(d)(5)(C). Enter the percentage to which the eligible basis was increased (see instructions)	**3b**	1 __ __ %
4	Percentage of the aggregate basis financed by tax-exempt bonds. (If zero, enter -0-.)	**4**	%
5	Date building placed in service ▶ ..../..../......		

6 Check the box that describes the allocation for the building (check one only):

a ☐ Newly constructed and federally subsidized **b** ☐ Newly constructed and **not** federally subsidized **c** ☐ Existing building

d ☐ Sec. 42(e) rehabilitation expenditures federally subsidized **e** ☐ Sec. 42(e) rehabilitation expenditures **not** federally subsidized

Under penalties of perjury, I declare that the allocation made is in compliance with the requirements of section 42 of the Internal Revenue Code, and that I have examined Part I of this form and to the best of my knowledge and belief, the information is true, correct, and complete.

▶ .... Signature of authorized official ▶ .... Name (please type or print) ▶ .... Date

Part II First-Year Certification—Completed by Building Owner for First Year of Credit Period Only

7a	Date building placed in service ▶ ..../..../........ **b** Eligible basis of building (see instructions)	**7b**	
8a	Original qualified basis of the building at close of first year of credit period	**8a**	

b Are you treating this building as part of a multiple building project for purposes of section 42 (see instructions)? ☐ Yes ☐ No

9a If box 6a or box 6d is checked, do you elect to reduce eligible basis under section 42(i)(2)(B)? ☐ Yes ☐ No

b Do you elect to reduce eligible basis by disproportionate costs of non-low-income units (section 42(d)(3))? ☐ Yes ☐ No

10 Check the appropriate box for each election:

a Elect to begin credit period the first year after the building is placed in service (section 42(f)(1)) ☐ Yes ☐ No

b Elect **not** to treat large partnership as taxpayer (section 42(j)(5)) ☐ Yes

c Elect minimum set-aside requirement (section 42(g)) (see instructions) ☐ 20-50 ☐ 40-60 ☐ 25-60 (N.Y.C. only)

d Elect deep-rent-skewed project (section 142(d)(4)(B)) (see instructions) ☐ 15-40

Note: *A separate **Schedule A (Form 8609)**, Annual Statement, for each building must be attached to the corresponding Form 8609 for each year of the 15-year compliance period.*

Caution: *Read the instructions under **Signature** (page 4) **before** signing this part.*

Under penalties of perjury, I declare that the above building continues to qualify as a part of a qualified low-income housing project and meets the requirements of Internal Revenue Code section 42 and that the qualified basis of the building has ▶ ☐ has not ▶ ☐ decreased for this tax year. I have examined this form and attachments, and to the best of my knowledge and belief, they are true, correct, and complete.

▶ .... Signature ▶ .... Taxpayer identification number ▶ .... Date

▶ .... Name (please type or print)

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

Owners of residential low-income rental buildings are allowed a low-income housing credit for each qualified building over a 10-year credit period. Form 8609 is used to obtain a housing credit allocation from the housing credit agency. A separate Form 8609 must be issued for each building in a multiple building project. Form 8609 and related **Schedule A (Form 8609)**, Annual Statement, are also used to certify certain information.

Housing credit agency. This is any state or local agency authorized to make low-income housing credit allocations within its jurisdiction.

Owner of building. Owners must complete Part II of this form and a separate Schedule A (Form 8609) and attach them to their returns even if an allocation of credit by a housing credit agency is not required. See **Specific Instructions** before completing Part II.

Building identification number (BIN). This number is assigned by the housing credit agency. The BIN initially assigned to a building must be used for any allocation of credit to the building that requires a separate Form 8609 (see **Multiple Forms 8609** on this page). For example, rehabilitation expenditures treated as a separate new building should not have a separate BIN if the building already has one. Use the number first assigned to the building.

Allocation of credit. For an owner to claim a low-income housing credit on a building (except as explained under **Tax-exempt bonds** below), the housing credit agency must make an allocation of the credit by the close of the calendar year in which the building is placed in service, unless:

- The allocation is the result of an advance binding commitment by the credit agency made not later than the close of the calendar year in which the building is placed in service (see section 42(h)(1)(C));
- The allocation relates to an increase in qualified basis (see section 42(h)(1)(D)); **or**
- The allocation is made:

1. For a building placed in service no later than the second calendar year following the calendar year in which the allocation is made if the building is part of a project in which the taxpayer's basis is more than 10% of the project's reasonably expected basis as of the end of that second calendar year; or

2. For a project that includes more than one building if **(a)** the allocation is made during the project period, **(b)** the allocation applies only to buildings placed in service during or after the calendar year in which the allocation is made, and **(c)** the part of the allocation that applies to any building is specified by the end of the calendar year in which the building is placed in service.

See sections 42(h)(1)(E) and 42(h)(1)(F) and Regulations section 1.42-6 for more details.

The agency can only make an allocation to a building located within its geographical jurisdiction. Once an allocation is made, the credit is allowable for all years during the 10-year credit period. A separate Form 8609 must be completed for each building to which an allocation of credit is made.

Multiple Forms 8609. Allocations of credit in separate calendar years require separate Forms 8609. Also, when a building receives separate allocations for acquisition of an existing building and for rehabilitation expenditures, a separate Form 8609 must be completed for each credit allocation.

Tax-exempt bonds. No housing credit allocation is required for any portion of the eligible basis of a qualified low-income building that is financed with tax-exempt bonds taken into account for purposes of the volume cap under section 146. An allocation is not needed when 50% or more of the aggregate basis of the building and the land on which the building is located (defined later) is financed with certain tax-exempt bonds for buildings placed in service after 1989. However, the owner still must get a Form 8609 from the appropriate housing credit agency (with the applicable items of Part I completed, including an assigned building identification number (BIN)).

Land on which the building is located. This includes only land that is functionally related and subordinate to the qualified low-income building (see Regulations sections 1.103-8(a)(3) and 1.103-8(b)(4)(iii) for the meaning of "functionally related and subordinate").

When To File

Housing credit agencies should issue a copy of Form 8609 (with only Part I completed) with instructions to the owner of the building. The housing credit agency must keep a copy and send the original to the IRS with **Form 8610**, Annual Low-Income Housing Credit Agencies Report.

Owners must attach completed Forms 8609 and accompanying Schedules A (Form 8609) to **Form 8586**, Low-Income Housing Credit, and file these forms with their income tax returns by the due date of the return for each tax year in which the credit is claimed. They must also attach Forms 8609 and Schedules A to their returns for each later year in the 15-year compliance period.

Note to owners: ***Do not*** *attach Form 8609 or Schedule A (Form 8609) to Form 8586 if the only credit claimed on Form 8586 is from a partnership, S corporation, estate, or trust. The entity will complete those forms and attach them to its return.*

Recordkeeping

To verify changes in qualified basis from year to year, you must keep a copy of this Form 8609 with all accompanying Schedule(s) A (Form 8609), Form 8586, and Form 8611 for 3 years after the 15-year compliance period ends (unless this recordkeeping requirement is otherwise extended).

Specific Instructions

Part I—Allocation of Credit

Completed by Housing Credit Agency Only

Addition to qualified basis. Check this box if an allocation relates to an increase in qualified basis under section 42(f)(3). Enter only the housing credit dollar amount for the increase. Do not include any portion of the original qualified basis when determining this amount.

Amended form. Check this box if this form amends a previously issued form. Complete all entries and explain the reason for the amended form. For example, if there is a change in the amount of initial allocation before the close of the calendar year, file an amended Form 8609 instead of the original form.

Item A. Identify the building for which this Form 8609 is issued when there are multiple buildings with the same address (e.g., BLDG. 6 of 8).

Line 1a. Generally, the date of allocation is the date the Form 8609 is completed, signed, and dated by an authorized official of the housing credit agency. However, if an allocation is made under section 42(h)(1)(E) or 42(h)(1)(F), the date of allocation is the date the authorized official of the housing credit agency completes, signs, and dates the section 42(h)(1)(E) or 42(h)(1)(F) document used to make the allocation. If no allocation is required (i.e., 50% or greater tax-exempt bond financed building), leave line 1a blank.

Line 1b. Enter the housing credit dollar amount allocated to the building for each year of the 10-year credit period. The amount should equal the percentage on line 2 multiplied by the amount on line 3a. For tax-exempt bond projects for which no allocation is required, enter the housing credit dollar amount allowable under section 42(m)(2)(D).

Line 2. Enter the maximum applicable credit percentage allocated to the building for the month the building was placed in service or, if applicable, for the month determined under section 42(b)(2)(A)(ii).

If an election is made under section 42(b)(2)(A)(ii) to use the applicable percentage for a month other than the month in which a building is placed in service, the requirements of Regulations section 1.46-8 must be met. The agency must keep a copy of the binding agreement and the election statement and file the original with the agency's Form 8610 for the year the allocation is actually made. The maximum applicable credit percentage is published monthly in the Internal Revenue Bulletin. For new buildings that are not federally subsidized under section 42(i)(2)(A), use the applicable percentage for the 70% present value credit. For new buildings that are federally subsidized, or existing buildings, use the applicable percentage for the 30% present value credit. See the instructions for line 6 for the definition of "Federally subsidized." A taxpayer may elect under section 42(i)(2)(B) to reduce eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation in order to obtain the higher credit percentage (see Part II, line 9a).

For allocations to buildings for additions to qualified basis under section 42(f)(3), do not reduce the maximum applicable credit percentage even though the building owner may only claim a credit based on two-thirds of the credit percentage allocated to the building.

Line 3a. Enter the maximum qualified basis of the building. To figure this, multiply the eligible basis of the qualified low-income building by the smaller of:

1. The percentage of low-income units to all residential rental units (the "unit percentage"), or

2. The percentage of floor space of the low-income units to the floor space of all residential rental units (the "floor-space percentage").

Generally, a unit is not treated as a low-income unit unless it is suitable for occupancy and is used other than on a transient basis. Section 42(i)(3) provides for certain exceptions (e.g., units that provide for transitional housing for the homeless may qualify as low-income units). See sections 42(i)(3) and 42(c)(1)(E) for more information.

Except as explained in the instructions for line 3b, below, the **eligible basis** for a new building is its adjusted basis as of the close of the first tax year of the credit period. For an existing building, the eligible basis is its acquisition cost plus capital improvements through the close of the first tax year of the credit period. See the instructions for Part II, line 7b, and section 42(d) for other exceptions and details.

Line 3b. Special rule to increase basis for buildings in certain high-cost areas. If the building is located in a high-cost area (i.e., a "qualified census tract" or a "difficult development area"), the eligible basis may be increased as follows:

- For new buildings, the eligible basis may be up to 130% of such basis determined without this provision.

- For existing buildings, the rehabilitation expenditures under section 42(e) may be up to 130% of the expenditures determined without regard to this provision.

Enter the percentage to which eligible basis was increased. For example, if the eligible basis was increased to 120%, enter "120." See section 42(d)(5)(C) for definitions of a qualified census tract and a difficult development area, and for other details.

Note: *Before increasing eligible basis, the eligible basis must be reduced by any Federal subsidy that the taxpayer elects to exclude from eligible basis and any Federal grant received.*

Line 4. Enter the percentage of the aggregate basis of the building financed by certain tax-exempt bonds. If this amount is zero, enter zero (do not leave this line blank).

Line 5. The placed-in-service date for a residential rental building is the date the first unit in the building is ready and available for occupancy under state or local law. Rehabilitation expenditures treated as a separate new building under section 42(e) are placed in service at the close of any 24-month period over which the expenditures are aggregated, whether or not the building is occupied during the rehabilitation period.

Line 6. Generally, a building is treated as federally subsidized if at any time during the tax year or any prior tax year there is outstanding any tax-exempt bond financing or any below-market Federal loan, the proceeds of which are used (directly or indirectly) for the building or its operation.

However, buildings receiving assistance under the Home Investment Partnership Act (as in effect on August 10, 1993) are **not** treated as federally subsidized if 40% or more of the residential units in the building are occupied by individuals whose income is 50% or less of the area median gross income. Buildings located in New York City receiving this assistance are not treated as federally subsidized if 25% or more of the residential units in the building are occupied by individuals whose income is 50% or less of the area median gross income.

Generally, no credit is allowable for acquisition of an existing building unless substantial rehabilitation is done. See sections 42(d)(2)(B)(iv) and 42(f)(5). **Do not** issue Form 8609 for acquisition of an existing building unless substantial rehabilitation under section 42(e) is placed in service.

Part II—First-Year Certification

Completed by Building Owner for the First Year of Credit Period Only

Note: *Form 8609 is invalid unless Part I is completed by the appropriate housing credit agency.*

Line 7a. See the instructions for line 5. This date must correspond with the date certified to the housing credit agency.

Line 7b. Enter the eligible basis (in dollars) of the building. Determine eligible basis at the close of the first year of the credit period (see sections 42(f)(1), 42(f)(5), and 42(g)(3)(B)(iii) for determining the start of the credit period).

For new buildings, the eligible basis is generally the cost of construction or rehabilitation expenditures incurred under section 42(e).

For existing buildings, the eligible basis is the cost of acquisition plus rehabilitation expenditures not treated as a separate new building under section 42(e) incurred by the close of the first year of the credit period.

If the housing credit agency has entered an increased percentage in Part I, line 3b, multiply the eligible basis by the increased percentage and enter the result.

Residential rental property may qualify for the credit even though part of the building in which the residential rental units are located is used for commercial use. Do not include the cost of the nonresidential rental property. However, you may generally include the basis of common areas or tenant facilities, such as swimming pools or parking areas, provided there is no separate fee for the use of these facilities and they are made available on a comparable basis to all tenants in the project. You must reduce the eligible basis by the amount of any Federal grant received. Also reduce the eligible basis by the entire basis allocable to non-low-income units that are above the average quality standard of the low-income units in the building. You may, however, include a portion of the basis of these non-low-income units if the cost of any of these units does not exceed by more than 15% the average cost of all low-income units in the building, and you elect to exclude this excess cost from the eligible basis by checking the "Yes" box for line 9b. See section 42(d).

You may elect to reduce the eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation to obtain a higher credit percentage. To make this election, check the "Yes" box in Part II, line 9a. Reduce the eligible basis by the principal amount of such loan or obligation proceeds before entering the amount on line 7b. You must reduce the eligible basis by the principal amount of such loan or obligation proceeds or any Federal grant received before multiplying the eligible basis by the increased percentage in Part I, line 3b.

Line 8a. Multiply the eligible basis of the building shown on line 7b by the smaller of the unit percentage or the floor space percentage as of the close of the first year of the credit period and enter the result on line 8a. Low-income units are units occupied by qualifying tenants, while residential rental units are all units, whether or not occupied. See the instructions for Part I, line 3a, on page 3.

Line 8b. Each building is considered a separate project under section 42(g)(3)(D) unless, before the close of the first calendar year in the project period (defined in section 42(h)(1)(F)(ii)), each building that is (or will be) part of a multiple building project is identified by attaching a statement to your tax return (as required in the instructions for Form 8586, line 1) that includes **(a)** the name and address of the project and each building in the project, **(b)** the building identification number (BIN) of each building in the project, **(c)** the aggregate credit dollar amount for the project, and **(d)** the credit allocated to each building in the project.

Two or more qualified low-income buildings may be included in a **multiple building project** only if they **(a)** are located on the same tract of land (unless all of the dwelling units in all of the buildings being aggregated in the multiple building project are low-income units—see section 42(g)(7)), **(b)** are owned by the same person for Federal tax purposes, **(c)** are financed under a common plan of financing, and **(d)** have similarly constructed housing units. A qualified low-income building includes residential rental property that is an apartment building, a single-family dwelling, a town house, a row house, a duplex, or a condominium.

Line 9a. You may elect to reduce the eligible basis by the principal amount of any outstanding below-market Federal loan or the proceeds of any tax-exempt obligation and claim the 70% present value credit on the remaining eligible basis. However, if you make this election, you may not claim the 30% present value credit on the portion of the basis that was financed with the below-market Federal loan or the tax-exempt obligation.

Line 9b. See the instructions for Part II, line 7b, on page 3.

Line 10a. You may elect to begin the credit period in the tax year after the building is placed in service. Once made, the election is irrevocable.

Note: *Section 42(g)(3)(B)(iii) provides special rules for determining the start of the credit period for certain multiple building projects.*

Line 10b. Partnerships with 35 or more partners are treated as the taxpayer for purposes of recapture unless an election is made not to treat the partnership as the taxpayer. Check the "Yes" box if you do **not** want the partnership to be treated as the taxpayer for purposes of recapture. Once made, the election is irrevocable.

Line 10c. You must meet the minimum set-aside requirements under section 42(g) for the project by electing one of the following tests:

1. 20-50 Test: 20% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, or

2. 40-60 Test: 40% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 60% or less of the area median gross income.

Once made, the election is irrevocable.

Note: *Owners of buildings in projects located in New York City may* ***not*** *use the 40-60 test. Instead, they may use a* ***25-60 Test:*** *25% or more of the residential units in the project must be both rent restricted and occupied by individuals whose income is 60% or less of the area median gross income (see also section 142(d)(6)).*

Caution: *The minimum set-aside requirement must be met by the close of the first year of the credit period in order to claim any credit for the first year or for any subsequent years.*

Line 10d. The deep-rent-skewed 15-40 election is not an additional test for satisfying the minimum set-aside requirements of section 42(g). The 15-40 test is an election that relates to the determination of a low-income tenant's income. Generally, a continuing resident's income may increase up to 140% of the applicable income limit (50% or less **or** 60% or less of the area median gross income under the minimum set-aside rules in **Line 10c** above). When the deep-rent-skewed election is made, the income of a continuing resident may increase up to 170% of the applicable income limit. If this election is made, at least 15% of all low-income units in the project must be occupied at all times during the compliance period by tenants whose income is 40% or less of the area median gross income. A deep-rent-skewed project itself must meet the requirements of section 142(d)(4)(B). Once made, the election is irrevocable.

Signature

Because Form 8609 requires an original signature each year and the form is not issued annually by the housing credit agency, complete the following steps after you receive the form from the agency:

1. Complete Part II of the form (do not sign it).

2. After completing Part II, make a copy of the form.

3. Complete all items in the signature section of the copy that you file. Keep the original copy you receive from the housing credit agency so that copies can be made from the unsigned original copy and used for filing with your future years' income tax returns.

4. Complete Schedule A (Form 8609) for each building and attach it to the signed copy of Form 8609 you attach to your income tax return.

5. If the maximum applicable credit percentage allocated to the building in Part I, line 2, reflects an election made under section 42(b)(2)(A)(ii), you must attach a copy of the election statement and, if the binding agreement specifying the housing credit dollar amount is contained in a separate document, a copy of the binding agreement to Form 8609 for the first tax year in which the credit is claimed.

6. If the housing credit dollar amount allocated in Part I, line 1b, reflects an allocation made under section 42(h)(1)(E) or 42(h)(1)(F), you must attach a copy of the allocation document to Form 8609 for the first tax year the credit is claimed.

Note: *If you received more than one allocation (e.g., an allocation the year the building was placed in service and a second allocation based on an addition to qualified basis), attach signed copies of both Forms 8609 to your return.*

Paperwork Reduction Act Notice. We ask for the information on these forms to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file the following forms will vary depending on individual circumstances. The estimated average times are:

Form 8609	
Learning about the law or the form	2 hr., 17 min.
Recordkeeping	8 hr., 37 min.
Preparing and sending the form to the IRS	2 hr., 31 min.
Schedule A (Form 8609)	
Learning about the law or the form	47 min.
Recordkeeping	6 hr., 41 min.
Preparing and sending the form to the IRS	56 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making these forms simpler, we would be happy to hear from you. You can write to the Internal Revenue Service at the address listed in the instructions for the tax return with which these forms are filed.

SCHEDULE A (Form 8609) (Rev. January 2000) Department of the Treasury Internal Revenue Service	**Annual Statement** ▶ Attach to Form 8609 and file with owner's Federal income tax return. ▶ For Paperwork Reduction Act Notice, see instructions for Form 8609.	OMB No. 1545-0988 Attachment Sequence No. **36a**

A Building owner's name	B Identifying number ▶
	C Building identification number ▶

1	Eligible basis of building	1	
2	Low-income portion (smaller of unit percentage or floor-space percentage) (if first year of the credit period, see instructions)	2	.
3	Qualified basis of low-income building. Multiply line 1 by line 2 (see instructions for exceptions)	3	
4	Part-year adjustment for disposition or acquisition during the tax year	4	
5	Credit percentage	5	.
6	Multiply line 3 or line 4 by the percentage on line 5	6	
7	Additions to qualified basis, if any	7	
8	Part-year adjustment for disposition or acquisition during the tax year	8	
9	Credit percentage. Enter one-third of the percentage on line 5	9	.
10	Multiply line 7 or line 8 by the percentage on line 9	10	
11	Section 42(f)(3)(B) modification	11	
12	Add lines 10 and 11	12	
13	Credit for building before line 14 reduction. Subtract line 12 from line 6	13	
14	Disallowed credit due to Federal grants (see instructions)	14	
15	Credit allowed for building for tax year. Subtract line 14 from line 13, but do not enter more than the amount shown on Form 8609, Part I, line 1b	15	
16	Taxpayer's proportionate share of credit for the year (see instructions)	16	
17	Adjustments for deferred first-year credit and prior election to accelerate credit (see instructions)	17	
18	Taxpayer's credit. Combine lines 16 and 17. Enter here and in Part I of Form 8586 (see instructions)	18	

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Note: *Some of the line numbers on the December 1988 and March 1991 revisions of Form 8609 differ from later revisions. In these cases, the line references that correspond to the 1988 or 1991 revisions, if different, are shown in parentheses in these instructions.*

Purpose of Schedule

Schedule A (Form 8609) must be completed by the building owner each year of the 15-year compliance period, whether or not a credit is claimed for the tax year. For a building receiving separate allocations for the existing building and for the rehabilitation expenditures, a separate Schedule A must be completed for each credit claimed.

The building owner must attach Schedule A, the owner's copy of Form 8609, and **Form 8586,** Low-Income Housing Credit, to the owner's tax return. If the owner is a partnership, S corporation, estate, or trust (flow-through entity), the entity will complete and attach these forms to its return. If you are a partner, shareholder, or beneficiary in a flow-through entity that owns the building, Form 8586 is the only form needed to claim the credit.

Recapture of Credit

If the qualified basis of the building has decreased from the qualified basis at the close of the previous tax year, you may have to recapture parts of the credits allowed in previous years. See **Form 8611,** Recapture of Low-Income Housing Credit.

Specific Instructions

Item B. If you are an individual, enter your social security number. All others, enter your employer identification number.

Item C. Enter the building identification number from Part I, item E, of Form 8609.

Line 1. Generally, the eligible basis of a building for its entire 15-year compliance period is the amount of eligible basis entered on Form 8609, line 7b (Part II, line 1b, on the 1988 and 1991 revisions).

Basis increases for buildings in certain high-cost areas. In order to increase the allocated credit for buildings in certain high-cost areas, the housing credit agency may increase the eligible basis of buildings located in these areas (after adjustments, if any, for Federal subsidies and grants). The agency may make this increase under the high-cost-area provisions of section 42(d)(5)(C).

The agency shows the increased percentage of the eligible basis in Part I, line 3b, of Form 8609. The eligible basis entered on Form 8609 should reflect the percentage increase.

If the agency used an earlier revision of Form 8609 that did not have line 3b in Part I to issue a 1990 credit allocation to which the high-cost-area provisions were applied, it should have notified you of the Part I percentage increase in a separate statement. Based on this statement, increase the eligible basis of the building reported in Part II of the Form 8609 you file.

Note: *This increase cannot cause the credit on line 15 of Schedule A to exceed the credit amount allocated on line 1b, Part I of Form 8609.*

Basis reductions. The amount of eligible basis entered on Form 8609 does not include the cost of land, the amount of any Federal grant received for the building during the first year of the credit period, or any portion of a building's adjusted basis for which an election was made prior to November 5, 1990, under section 167(k). Do not reduce the eligible basis on line 1 of Schedule A by the amounts of any Federal grants received after the first year of the credit period. The calculation for line 14 of Schedule A will reduce the credit by the amount of any Federal grants received during the compliance period that did not reduce the eligible basis during the first year of the credit period.

For more details on determining eligible basis, see the instructions for Form 8609, line 7b (Part II, line 1b, on the 1988 and 1991 revisions).

Line 2. Only the portion of the basis on line 1 attributable to the low-income rental units in the building at the close of the tax year qualifies for the credit. This is the **smaller** of **(a)** the percentage of low-income units to all residential rental units (the "unit percentage") or **(b)** the percentage of floor space of the low-income units to the floor space of all residential rental units (the "floor space percentage"). This percentage must be shown on line 2 as a decimal carried out to at least four places (e.g., 50% = .5000). Low-income units are units occupied by qualifying tenants, while residential rental units are all units, whether or not occupied.

Generally, a unit is not treated as a low-income unit unless it is suitable for occupancy and is used other than on a transient basis. Section 42(i)(3) provides for certain exceptions (e.g., units that provide transitional housing for the homeless may qualify as low-income units). See section 42(i)(3) for more details.

If you dispose of the building, or your entire interest in the building, before the close of the tax year, the low-income portion must be determined on the date you disposed of the building. If you dispose of less than your entire interest in the building, the low-income portion must be determined at the close of the tax year.

First-year modified percentage. For the first year of the credit period, you must use a modified percentage on line 2 to reflect the average portion of a 12-month period that the units in a building were occupied by low-income individuals. Find the low-income portion as of the end of each **full** month that the building was in service during the year. Add these percentages together and divide by 12. Enter the result on line 2. For example, if a building was in service for the last 3 full months of your tax year, and was half occupied by low-income tenants as of the end of each of those 3 months, then assuming the smaller percentage was the unit percentage, you would enter .1250 on line 2 (i.e., [.5 + .5 + .5] ÷ 12 = .1250).

This first year adjustment does not affect the amount of qualified basis on which the credit is claimed in the remaining 9 years of the credit period. In general, the credit is claimed in the remaining 9 years by reference to the qualified basis at the close of each tax year.

Because the first year credit is not determined solely by reference to the qualified basis at the close of the first year of the credit period, any reduction in credit resulting from the application of the first year adjustment may be claimed in the 11th year. See the instructions for line 17 on page 3.

Line 3. Generally, multiply line 1 by line 2 to figure the portion of the eligible basis of the building attributable to the low-income residential rental units.

Imputed qualified basis of zero. However, the qualified basis of the building (line 3) is zero if any of the following three conditions apply.

1. The minimum set-aside requirement elected for the project on Form 8609, line 10c (Part II, line 5c, on the earlier revisions), is not met.

2. The deep-rent-skewed test (15-40 Test) elected for the project on Form 8609, line 10d (Part II, line 5c, on the 1988 revision; Part II, line 5d, on the 1991 revision), is violated. The 15-40 Test is not an additional test for satisfying the minimum set-aside requirements of section 42(g). The 15-40 Test is an election that relates to the determination of a low-income tenant's income. If this test is elected, at least 15% of all low-income units in the project must be occupied at all times during the compliance period by tenants whose income is 40% or less of the area median gross income.

3. You disposed of the building or your entire interest therein during the tax year. If you did not post a bond, in addition to using an imputed basis of zero on line 3, you may have to recapture a portion of credits previously taken. File Form 8611 to figure and report the recapture amount. This paragraph affects only those taxpayers who dispose of the building or their entire interest therein. Those acquiring the building (or any interest therein) are not affected and, if the minimum set-aside requirements are otherwise satisfied, they may take a credit for the fraction of the year the building is owned by them, regardless of whether or not the seller posted a bond.

Regulations under section 42(j) may provide other instances where you will have an imputed qualified basis of zero.

Note: *If the qualified basis of the building is zero, or if the building has an imputed qualified basis of zero, you may **not** claim a credit for the building for the tax year. You must enter zero on lines 3 and 16, and skip lines 4 through 15 and lines 17 and 18.*

At-risk limitation for individuals and closely held corporations. The basis of property may be limited if you borrowed against the property and are protected against loss, or if you borrowed money from a person who has other than a creditor interest in the property. See section 42(k).

Line 4. If you disposed of a building or your entire interest therein during the tax year and you posted a bond under section 42(j)(6), you may claim a credit based only on the number of months during the tax year for which you owned the building or an interest therein. Similarly, if you previously had no interest in the building, but you acquired the building or an interest therein during the tax year, you may claim a credit based only on the number of months during the tax year for which you owned the building or an interest therein.

If the building is owned by a flow-through entity, the entity does not need to make any adjustment on line 4, unless the entity either disposes of the building or its entire interest therein, or acquires the building or an interest therein during the tax year (and the entity previously had no interest in the building). Do not make an adjustment on line 4 for changes in the interests of the members of the flow-through entity during the tax year. Instead, the entity must reflect these changes in the amount of credit it passes through to its members.

The owner who has owned the building for the longest period during the month in which the change in ownership occurs is deemed to have owned the building for that month. If the seller and new owner have owned the building for the same amount of time during the month of disposition, the seller is deemed to have owned the building for that month.

If you owned the building, or an interest therein, for the entire year (i.e., the full 12 months in your tax year), enter zero on line 4 and go to line 5. If, for a portion of the tax year, you had no ownership interest in the building, multiply the qualified basis on line 3 by a fraction, the numerator of which is the number of months during the tax year that you owned the building and the denominator of which is 12 (e.g., if line 3 is $100,000 and the building was owned for 9 months, then line 4 would be $75,000 (9/12 × $100,000)). Enter the result on line 4.

Note: *Upon a change of ownership, the seller must give the new owner a copy of Form 8609 with Parts I and II completed and the signature area blank. The buyer and seller must retain copies of Form 8609 for recordkeeping purposes. The new owner must follow the Schedule A instructions and the instructions for Form 8609 to claim any credits.*

Line 5. If the agency has made an allocation on Form 8609, enter on line 5 the credit percentage shown on Form 8609, Part I, line 2. This percentage must be shown on line 5 as a decimal carried out to at least four places (e.g., 9.12% would be shown on line 5 as .0912).

Note: *If you were allocated a 70% present value credit percentage for a building that was not federally subsidized and the building later receives a Federal subsidy, your credit percentage is reduced to the 30% present value credit that was in effect during the month the building was placed in service or for the month elected under section 42(b)(2)(A)(ii), whichever applies. The 30% present value credit applies to the building for the year the Federal subsidy was received and for the remainder of the compliance period, whether or not the Federal subsidy is repaid. See section 42(i)(2).*

Line 6. If you owned the building, or had an interest therein, for the entire tax year, multiply line 3 by line 5. If you had no ownership interest in the building for a portion of the tax year, multiply line 4 by line 5.

Lines 7 Through 12

If you are **not** claiming a credit for additions to qualified basis on line 7, skip lines 7 through 12 and go to line 13.

CAUTION *You may claim a credit for an addition to qualified basis only if credit amounts have been allocated by the housing credit agency to cover these additions.*

Line 7. An addition to qualified basis results when there is an increase in the number of low-income units or an increase in the floor space of the low-income units over that which existed at the close of the first year of the credit period (before application of the modified percentage calculation). Credits for an addition to qualified basis are claimed at the reduced credit percentage of two-thirds of the credit percentage (expressed as a decimal carried out to at least four places) on line 5 through the end of the 15-year compliance period.

If you are claiming a credit for additions to qualified basis, you must subtract the original qualified basis of the building at the close of the first year of the credit period (see Form 8609, line 8a (Part II, line 2a, on the 1988 and 1991 revisions)) from the building's qualified basis entered on line 3 of Schedule A. Enter the result on line 7. If the result is zero or less, skip lines 8 through 12 and enter the credit from line 6 on line 13.

Line 8. Similar to the instructions for line 4, if you disposed of a building or your entire interest therein during the tax year and you posted a bond under section 42(j)(6), your credit for the year is adjusted to reflect the number of months during the tax year that you owned the building or an interest therein. Similarly, if you previously had no interest in the building, but you acquired the building or an interest therein during the tax year, your credit for the year is adjusted to reflect the number of months during the tax year you owned the building or an interest therein.

If the building is owned by a flow-through entity, the entity does not need to make any adjustment on line 8, unless the entity either **(a)** disposes of the building or its entire interest therein or **(b)** acquires the building or an interest therein during the tax year (and the entity previously had no interest in the building). Do not make an adjustment on line 8 for changes in the interests of the members of the flow-through entity during the tax year. Instead, the entity must reflect these changes in the amount of credit it passes through to its members.

If you owned the building, or an interest therein, for the entire tax year, enter zero on line 8 and go to line 9. If you had no ownership interest in the building for a portion of the tax year, multiply the additions to qualified basis on line 7 by a fraction, the numerator of which is the number of months during the tax year you owned the building and the denominator of which is 12. Enter the result on line 8.

Line 9. The credit for additions to the building's qualified basis is determined using two-thirds of the credit percentage allowable for the building's original qualified basis. Therefore, one-third of the credit percentage (expressed as a decimal carried out to at least four places) on line 5 is not allowed. Enter on line 9 one-third of the amount shown on line 5. This amount must be reported on line 9 as a decimal carried out to at least four places (e.g., if the credit percentage entered on line 5 is .0912, one-third of that percentage would be expressed as .0304). See section 42(f)(3).

Line 10. If you owned the building, or had an interest therein, for the entire tax year, multiply line 7 by line 9. If you had no ownership interest in the building for a portion of the tax year, multiply line 8 by line 9.

Line 11. Additions to qualified basis must be adjusted to reflect the average portion of the year that the low-income units relating to the increase were occupied. This adjustment is required if there is an increase in the qualified basis of the building from the previous tax year. To determine this adjustment amount, complete the worksheet on page 4.

Line 14. The eligible basis must be reduced by the amount of any Federal grant for the building or the operation thereof during the 15-year compliance period. If this reduction does not apply, enter zero on line 14. Otherwise, figure the reduction as follows:

1. Divide the total amount of all Federal grants received for the building during the compliance period that did not already reduce the amount of the eligible basis (reported on line 1 of Schedule A) by the eligible basis on line 1 of this Schedule A. Express the result as a decimal carried out to at least four places.

Note: *If the eligible basis on line 1 of this Schedule A was increased by a percentage allowable under section 42(d)(5)(C) (and reflected either in Part I, line 3b, of Form 8609 or in a separate statement issued to you by the housing credit agency), then increase the total amount of all Federal grants in **1** by this percentage increase and divide this amount by the eligible basis on line 1 of this Schedule A. For example, if the percentage increase is 130% and all Federal grants total $11,000, multiply $11,000 by 1.3000 and divide the result ($14,300) by the eligible basis on line 1.*

2. Multiply the decimal amount determined in **1** by the credit on line 13. Enter this result on line 14.

Line 16. To determine the amount to enter on line 16, you must take into account the applicable rules listed in paragraphs **1, 2, 3**, and the **Special rules** below.

1. If the building is owned completely by one taxpayer, enter the line 15 credit (after adjustment for any applicable special rule below) on line 16.

2. If the building is owned by more than one taxpayer, and those taxpayers are not members of a flow-through entity, then the line 15 credit (after adjustment for any applicable special rule below) must be distributed according to each taxpayer's respective ownership interest in the building. For example, if a building is owned by individuals A and B (60% by A and 40% by B), each would complete a separate Schedule A as follows. Lines 1 through 15 would be the same for each, assuming no part-year adjustments are necessary. However, A would enter 60% of line 15 on line 16, and B would enter 40% of line 15 on line 16. Therefore, enter on line 16 your share of the line 15 credit for the building that relates to your interest in the building. If your interest increases or decreases during the tax year, the change must be taken into account in determining your share of the line 15 credit.

Note: *The aggregate credit claimed by the owners of the building cannot exceed the line 15 credit amount for the building.*

3. If a flow-through entity is completing Schedule A as the sole owner of the building, enter the line 15 credit (after adjustment for any applicable special rule below) on line 16.

Special rules. If a taxpayer is subject to recapture because of failure to post a bond upon the disposition of a building or interest therein (see **De minimis recapture rule** below), no credit is allowed to the taxpayer for that percentage of the interest disposed of by the taxpayer. The credit allowed to the taxpayer for the tax year is determined by reference to the taxpayer's remaining interest in the building at the close of the tax year. For example, assume that a taxpayer owns 100% of a building for 9 months of the tax year and 40% of the building for the last 3 months of the tax year. (The taxpayer disposed of a 60% interest at the close of the ninth month.) If the taxpayer does not post a bond, the taxpayer's credit on line 16 would be based on 40% of the line 15 credit for the building. Similarly, although a taxpayer might not be subject to recapture upon a disposition of a de minimis portion (explained below) of the taxpayer's interest in the building, no credit is allowed to the taxpayer for the percentage of the interest disposed of by the taxpayer. The credit allowed to the taxpayer for the tax year is determined by reference to the taxpayer's remaining interest in the building at the close of the tax year.

If the taxpayer posts a bond upon the disposition of the building or an interest therein, the taxpayer is allowed credit for the year both with respect to the ownership interest disposed of by the taxpayer and the interest retained by the taxpayer. For example, again assume that a taxpayer owns 100% of a building for 9 months of the tax year and 40% of the building for the last 3 months of the tax year. After posting a bond, the taxpayer's credit on line 16 would be based upon $^{9}/_{12}$ of 100% (or 75%) of the line 15 credit for the building plus $^{3}/_{12}$ of 40% (or 10%) of the line 15 credit amount.

If a taxpayer posts a bond upon the disposition of the building or upon a disposition of the taxpayer's entire interest in the building, the taxpayer's line 16 credit amount is determined by multiplying the line 15 credit amount by the percentage interest in the building disposed of by the taxpayer. For example, if a building is owned by individuals A and B (60% by A and 40% by B) and at the close of the fifth month of the tax year, C buys A's 60% interest in the building and A posts a bond, then A would enter 60% of line 15 on line 16. (Lines 4 and 8 have already taken into account the 5 months of the tax year that A held an interest in the building.)

De minimis recapture rule. For administrative purposes, the Service intends to issue regulations adopting a de minimis rule that applies to partners in partnerships (other than partnerships described in section 42(j)(5)(B)) owning interests in qualified low-income buildings. The rule allows a partner to elect to avoid or defer recapture resulting from a disposition of interest in a partnership without posting bond until the partner has disposed of more than 33⅓% of the partner's greatest total interest in the qualified low-income building through the partnership. See Rev. Rul. 90-60, 1990-2 C.B. 3, for more information on the de minimis rule.

Upon application by the building owner, the IRS may waive any recapture of the low-income housing credit for any de minimis error in complying with the minimum set-aside requirements.

Line 17. Use line 17 to report the following adjustments:

Deferred first-year credit. The first-year credit may have been reduced based on the number of full months the building was in service. The deferred balance of the credit for the first year is allowed in the 11th year. Include it on line 17 as a **positive** amount.

For example, see the example under **First-year modified percentage** on page 2. If this is the 11th year, enter .8750 times the eligible basis of the building (line 1) times the low-income portion (line 2) times the credit percentage (line 5). The factor .8750 is 1.0000 minus .1250, the modified percentage figured for year one in the example.

Reduction for one-time election to accelerate credit. The Revenue Reconciliation Act of 1990 allowed qualifying taxpayers to make a one-time election to accelerate their credit for the first tax year ending after October 24, 1990. If this election was made, you must reduce each later year's allowable credit for property on which the increased credit was claimed by that year's pro rata share of the increased credit. To find the pro rata reduction share, divide the amount on line 17 of the January 1991 revision of Schedule A (Form 8609) by the number of allowable credit years after the election year. This pro rata reduction amount will be the same for each credit year after the election year. Include it on line 17 as a **negative** amount.

For example, assume a taxpayer elected to claim an accelerated credit of $90 for the 1990 tax year. If the property is eligible for 9 years of credit after the election year, the allowable credit in each of the remaining 9 years is reduced by $10 ($90 divided by 9). In this example, the taxpayer (or its successor) would report ($10) on line 17 for each of the 9 tax years after the election year.

Line 18. If you are a qualifying partnership or S corporation that elected the accelerated credit for the first tax year ending after October 24, 1990, enter the line 18 amount in Part I of Form 8586 and separately allocate the line 18 amount to partners and shareholders as follows:

1. The regular 100% credit portion is allocated to nonqualifying partners.

2. The reduced credit portion (i.e., 100% credit less the line 17 pro rata reduction amount) is allocated to qualifying partners and all shareholders (see **Note** below regarding treatment of the reduced credit for nonqualifying shareholders).

Note: *Although the increased credit was figured for all shareholders of a qualifying S corporation, shareholders who were nonqualifying shareholders were not permitted to claim on their tax returns their share of the increased credit. Instead, each nonqualifying shareholder's share of the increased credit is maintained in a suspense account and only the regular 100% credit is distributed to the nonqualifying shareholders on Schedule K-1 (Form 1120S). In tax years after the election year, the suspended credit is used to offset the nonqualifying shareholder's share of the pro rata reduction in the credit (line 17 of Schedule A). See Section 7 of Rev. Proc. 91-7, 1991-1 C.B. 416.*

Line 11 Worksheet *(Keep for Your Records)*

1	Enter the qualified basis of the building from line 3 of the previous tax year's Schedule A . .	1	
	Note: *If the amount entered on line 1 is greater than zero, skip line 2 and go to line 3.*		
2	If the amount entered on line 1 was zero as a result of an imputed qualified basis of zero due to, for example, violation of the minimum set-aside requirement or the deep-rent-skewed test, enter what would otherwise have been the qualified basis of the building (i.e., the amount that would have been entered for the building on line 3 of the previous tax year's Schedule A). This amount may be determined by multiplying the amount on line 1 of the previous year's Schedule A by the amount on line 2 of the previous year's Schedule A	2	
3	Increased qualified basis. Subtract the greater of the amount entered on line 1 or line 2 of this worksheet from the qualified basis entered on line 3 of this Schedule A. If the amount entered on line 1 or line 2 of this worksheet is greater than zero but less than the original qualified basis of the building entered on Form 8609, line 8a (Part II, line 2a, on the 1988 and 1991 revisions), then enter on line 3 of this worksheet the amount from line 7 of this Schedule A	3	
	Note: *If line 3 of this worksheet is zero or less, do not complete the worksheet. Instead, enter zero on line 11 of Schedule A and go to line 12.*		
4	Modified percentage. This is similar to the **First-year modified percentage** instructions for line 2, Schedule A. For each month during the tax year in which there was an **increase** in the low-income portion of the building, take the low-income portion of the building and subtract the low-income portion of the building at the close of the previous tax year (the amount on line 2 of the previous tax year's Schedule A). For example, if the previous tax year's low-income portion of .5000 increased to .7500 for the months of October, November, and December of this tax year, then subtract .5000 from .7500 to get an increase of .2500 for each month of October through December. Add these amounts together, divide by 12, and enter this amount. (This amount must be shown as a decimal carried out to at least four places (e.g., .2500 + .2500 + .2500 = .7500, divided by 12 = .0625.))	4	
5	Increased qualified basis entitled to reduced credit. Multiply line 1 of Schedule A by line 4 of this worksheet	5	
6	Increased qualified basis not entitled to reduced credit. Subtract line 5 above from line 3 above	6	
7	Schedule A, line 11 modification. Multiply the amount on line 6 of this worksheet by two-thirds of the amount on line 5 of Schedule A. Enter this amount on line 11 of Schedule A	7	

HOUSING TAX CREDIT PROGRAM
SAMPLE ANNUAL OPERATING STATEMENT

Period covered by this report: ______________ **to** ______________

GROSS INCOME

Gross Potential Income (GPI)	**$**______________
Vacancy Allowance (VA)	**$**______________
Effective Income (EI) = (GPI - VA)	**$**______________

ANNUAL OPERATING EXPENSES

General Administration	**$**______________
Management	**$**______________
Utilities	**$**______________
Water/Sewer	**$**______________
Trash Removal	**$**______________
Insurance	**$**______________
Real Estate Taxes	**$**______________
Replacement Reserves	**$**______________
Other (specify)	**$**______________
______________________	**$**______________
______________________	**$**______________
______________________	**$**______________
______________________	**$**______________
Total Annual Operating Expenses(AOE)	**$**______________
Net Operating Income (NOI) = (EI - AOE)	**$**______________
Annual Debt Service Payment (ADSP)	**$**______________
Net Income = (NOI - ADSP)	**$**______________

Statement of Certification

I, the owner of the aforementioned property, hereby certify that the information provided thereof is true and accurate and I hereby swear or affirm it to the best of my knowledge, information and belief.

____

Signature of Owner

Given under my hand and official seal this ____________________ ***day of*** ________________,
__________.

(Seal)

____

Notary Public

APPENDIX "M"

IRS FORM 8823
REPORT OF NONCOMPLIANCE

Form **8823**
(Rev. January 1999)
Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Agencies Report of Noncompliance or Building Disposition

Note: *File a separate Form 8823 for each building that is disposed of or goes out of compliance.*

OMB No. 1545-1204

1 Building name (if any). Check if item 1 differs from Form 8609 ▶ ☐

Street address

City or town, state, and ZIP code

2 Owner's name. Check if item 2 differs from Form 8609 ▶ ☐

Continuation

Street address

City or town, state, and ZIP code

3 Building identification number (BIN)

4 **Owner's** taxpayer identification number ☐ EIN ☐ SSN

5 If this building is part of a multiple building project, enter the number of buildings in the project ▶

6a Total number of residential rental units in this building ▶

b Total number of low-income units in this building ▶

c Total number of residential units in this building determined to have noncompliance issues ▶

d Total number of units reviewed by agency (see instructions) ▶

7 Date building ceased to comply with the low-income housing credit provisions (see instructions) (MMDDYYYY)

8 Date noncompliance corrected (if applicable) (see instructions) (MMDDYYYY)

9 Check this box if you are filing only to show correction of a previously reported noncompliance problem ▶ ☐

10 Check the box(es) that apply:	Out of compliance	Noncompliance corrected
a Household income above income limit upon initial occupancy	☐	☐
b Major violations of health, safety, and building codes (see instructions)	☐	☐
c Pattern of minor violations of health, safety, and building codes (see instructions)	☐	☐
d Owner failed to submit annual certification	☐	☐
e Changes in eligible basis (see instructions)	☐	☐
f Project failed to meet minimum set-aside requirement (20/50, 40/60 test) (see instructions)	☐	☐
g Gross rent(s) exceed tax credit limits	☐	☐
h Project not available to the general public (see instructions)	☐	☐
i Household income increased above income limit and an available unit was rented to market rate tenant	☐	
j Project is no longer in compliance and is no longer participating in the low-income housing tax credit program	☐	
k Owner failed to execute and record extended-use agreement within time prescribed by section 42(h)(6)(J)	☐	☐
l Low-income units occupied by nonqualified full-time students	☐	☐
m Owner failed to maintain or provide tenant income certification and documentation	☐	☐
n Owner did not properly calculate utility allowance	☐	☐
o Owner has failed to respond to agency requests for monitoring reviews and fees	☐	☐
p Low-income units used on a transient basis	☐	☐
q Other noncompliance issues (attach explanation)	☐	☐

11 Additional information for any item above. Attach explanation and check here ▶ ☐

12 Building disposition

a Building disposed of by: ☐ Sale ☐ Foreclosure ☐ Abandonment ☐ Destruction ☐ Other (attach explanation)

b New owner's name and address:

Name

Continuation

Street address

City or town, state, and ZIP code

c Date of building disposition (MMDDYYYY)

d **New owner's** taxpayer identification number ☐ EIN ☐ SSN

13 State housing agency employer identification number

14 Name and telephone number of contact person

Under penalties of perjury, I declare that I have examined this report, including accompanying statements and schedules, and to the best of my knowledge and belief, it is true, correct, and complete.

▶ Signature of authorizing official ▶ Print name and title ▶ Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

Housing credit agencies use Form 8823 to fulfill their responsibility under section 42(m)(1)(B)(iii) to notify the IRS of noncompliance with the low-income housing tax credit provisions or any building disposition.

File a separate form for each building that was disposed of or goes out of compliance.

Who Must File

Any authorized housing credit agency that becomes aware that a low-income housing building was disposed of or is not in compliance with the provisions of section 42 must file Form 8823.

When To File

File Form 8823 no later than 45 days after **(a)** the building was disposed of or **(b)** the end of the time allowed the building owner to correct the condition(s) that caused noncompliance. For details, see Regulations section 1.42-5(e).

Where To File

File Form 8823 with the Internal Revenue Service Center, Philadelphia, PA 19255.

Specific Instructions

Items 2, 4, 12b, and 12d

If there is more than one owner (other than as a member of a flow-through entity), attach a schedule listing the owners, their addresses, and their taxpayer identification numbers. Indicate whether each owner's taxpayer identification number is an employer identification number (EIN) or a social security number (SSN).

Both the EIN and the SSN have nine digits. An EIN has two digits, a hyphen, and seven digits. An SSN has three digits, a hyphen, two digits, a hyphen, and four digits and is issued only to individuals.

Item 3

Enter the building identification number (BIN) assigned to the building by the housing credit agency as shown on Form 8609.

Item 6d

"Reviewed by agency" includes physical inspection of the property, tenant file inspection, or review of documentation submitted by the owner.

Item 7

Enter the date that the building ceased to comply with the low-income housing credit provisions. If there are multiple noncompliance issues, enter the earliest date that any issue was discovered. **Do not** complete item 7 for a building disposition. Instead, skip items 8 through 11, and complete item 12.

Item 8

Enter the date that the noncompliance issue was corrected. If there are multiple issues, enter the date the last correction was made.

Item 9

Do not check this box until **all** previously reported noncompliance issues have been corrected.

Item 10b

Examples of major violations of health, safety, and building codes include:

- Structural and roof problems.
- Blockage of fire exits.
- Elevators functioning improperly.
- Smoke detectors or sprinklers not functioning.
- Pest infestation.
- Serious electrical, heating, or plumbing problems.
- Common area safety lighting problems.

Item 10c

Report a pattern of minor health, safety, and building code violations in housing units. Minor violations are those that require correction but do not impair essential services and safeguards for tenants.

Item 10e

Changes in eligible basis occur when common areas become commercial, fees are charged for facilities, etc.

Item 10f

Failure to satisfy the minimum set-aside requirement in the first year of the credit period results in the permanent loss of the entire credit.

Failure to maintain the minimum set-aside requirement in any year after the first year of the credit period results in recapture of previously claimed credit and no future credit can be claimed. However, an owner who can again satisfy the minimum set-aside requirement may resume claiming credit after that date.

Item 10h

Low-income housing credit properties are subject to Title VIII of the Civil Rights Act of 1968, also known as the Fair Housing Act. It prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, national origin, familial status, and disability. See 42 U.S.C. sections 3601 through 3619.

It also mandates specific design and construction requirements for multifamily housing built for first occupancy after March 13, 1991, in order to provide accessible housing for individuals with disabilities. The failure of low-income housing credit properties to comply with the requirements of the Fair Housing Act will result in the denial of the low-income housing tax credit on a per-unit basis.

The Department of Housing and Urban Development (HUD) enforces the Fair Housing Act. Individuals with questions about the accessibility requirements can obtain the Fair Housing Act Design Manual from HUD by calling 1-800-343-3442.

Item 10q

Check this box for violations other than those listed in 10a through 10p. Attach an explanation.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is:

Recordkeeping	7 hr., 39 min.
Learning about the law or the form	30 min.
Preparing and sending the form to the IRS.	39 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. You can write to the Tax Forms Committee, Western Area Distribution Center, Rancho Cordova, CA 95743-0001. **DO NOT** send Form 8823 to this address. Instead, see **Where To File** above.

APPENDIX "N"

IRS FORM 8693
LOW INCOME HOUSING CREDIT DISPOSITION BOND

Form **8693**

(Rev February 1997)

Department of the Treasury
Internal Revenue Service

Low-Income Housing Credit Disposition Bond

(For use by taxpayers posting bond under section 42(j)(6))

Attach to your return after receiving IRS approval.

OMB No. 1545-1029

Attachment Sequence No. **91**

Name of taxpayer making disposition | **Identifying number**

Part I Bonding

1 Address of building as shown on Form 8609 (do **not** use P O box)

2 Building identification number

3 Date the 15-year compliance period ends

4 Check the box that applies:

This is an ☐ original bond, ☐ strengthening bond, or ☐ superseding bond.

5 Date property interest disposed of

6 Date bond issued

7a Bond is given by ______________________ ( )
Principal — Telephone number (optional)

____
Address

as principal and ______________________
Surety

______________________ as surety or sureties.
Address

7b As principal and surety, we are obligated to the United States in the amount of $ ______________. We also jointly and severally obligate our heirs, executors, administrators, successors, and assigns for the payment of this amount.

Part II Signatures

Under penalties of perjury, I declare that I have examined this form and any accompanying statements, and to the best of my knowledge and belief, they are true, correct, and complete.

Signature of principal — Name (please print) — Date

Signature of principal — Name (please print) — Date

Signature of surety — Name and identifying number (please print) — Date

Signature of surety — Name and identifying number (please print) — Date

Part III Certificate of Corporate Principal (corporations only)

I certify that the person above, who signed on behalf of the principal, was an authorized representative of the corporation.

Signature of secretary of the corporation — Name (please print) — Date

Part IV Approval by IRS (See instructions.)

Bond approved ______________________ ______________________
Date — Internal Revenue Service official

General Instructions

Section references are to the Internal Revenue Code.

Paperwork Reduction Act Notice

We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is:

Recordkeeping	13 min.
Learning about the law or the form	14 min.
Preparing, copying, assembling, and sending the form to the IRS	40 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. You can write to the Tax Forms Committee, Western Area Distribution Center, Rancho Cordova, CA 95743-0001. **DO NOT** send Form 8693 to this address. Instead, see **When and Where To File** on page 2.

Purpose of Form

Use Form 8693 to post a bond under section 42(j)(6) to avoid recapture of the low-income housing credit.

The bond ensures payment of the recapture tax imposed under section 42(j). The conditions of the bond are that the principal (i.e., taxpayer):

- Does not attempt to defraud the United States of any tax under section 42(j);
- Files all returns and statements as required by law or regulations;
- Pays all taxes including any penalties and interest charges; and
- Complies with all other requirements of the law and regulations under section 42.

Qualifying Sureties

The company acting as surety must hold a Certificate of Authority from the Department of the Treasury, Financial Management Service. These companies are listed in Treasury Circular 570. You may get a copy of this circular by writing to the Department of the Treasury, Financial Management Service, Surety Bond Branch, 3700 East West Hwy., Hyattsville, MD 20782, or by calling (202) 874-6850 (not a toll-free number).

A taxpayer may not be a surety for itself, nor may a member of a firm or a partner in a partnership be a surety for the firm or partnership of which he or she is a member or a partner.

Surety Termination

If a surety's certificate of authority is terminated, the surety may be relieved of liability under the bond provided it notifies the principal and the IRS by the date the termination announcement is published in the Federal Register. The notice must be sent by certified mail and must state that the principal has 60 days from the date the termination announcement is published in the Federal Register to get an adequate strengthening or superseding bond with another surety listed in Treasury Circular 570. If notice is given, the principal's rights under the bond will end 60 days after the date the termination announcement is published in the Federal Register.

A qualified surety (or coinsuring surety) may terminate its liability on a bond only if the surety notifies the principal and the IRS at least 60 days before the date the surety wants to terminate its liability. The notice must state that the principal has 60 days from the termination date to obtain an adequate superseding or strengthening bond from another qualified surety (or coinsuring surety).

If the surety does not provide this notice, it remains liable for the amount posted on the bond. If the surety gives notice but does not meet the 60-day notification requirement or fails to include a termination date in the notice, the surety's liability will terminate 60 days after the postmark date on the notice.

Send the IRS copy of the notice to the Internal Revenue Service Center, Philadelphia, PA 19255.

If the principal fails to post a strengthening or superseding bond within 60 days from the date **(a)** the termination announcement is published in the Federal Register or **(b)** on which a surety's liability on a bond terminates, recapture under section 42(j) is required.

Period of Bond

The liability stated on the bond must be for the period of years remaining in the 15-year compliance period of the building plus an additional 58 months. The compliance period begins with the tax year the building was placed in service or the succeeding tax year if the election under section 42(f)(1) is made.

Recordkeeping

Keep a copy of this Form 8693 together with all Forms 8586, 8609, Schedule(s) A (Form 8609), and 8611 for 58 months after the 15-year compliance period ends.

Who Must File

Taxpayers who claimed a low-income housing credit on a residential rental building and later (in a tax year during the 15-year compliance period) disposed of the building or an ownership interest in it must file this form to avoid recapture of the credit claimed. A de minimis rule may apply to certain dispositions of interests in partnerships that own buildings in which a credit was claimed. See Rev. Rul. 90-60, 1990-2 C.B. 3, for additional information.

Partnerships

Section 42(j)(5) partnerships.—Any person holding a power of attorney in a section 42(j)(5) partnership (a partnership with 35 or more partners that has not elected out of the section 42(j)(5) provisions) may post bond as principal on behalf of the partnership. A bond posted on behalf of a partnership must be posted in the partnership's name, with the name of the authorized representative of the partnership posting the bond appearing immediately below the partnership's name.

Partnerships that elected out of the section 42(j)(5) provisions or have fewer than 35 partners.—If partners in partnerships to which section 42(j)(5) does not apply want to post bond, the partners must post bond in their individual capacity as principals.

When and Where To File

Submit the original and one copy of Form 8693 to the Internal Revenue Service Center, Philadelphia, PA 19255, within 60 days after the date of disposition of the building or interest therein. The completed form may be submitted by either the taxpayer or the surety.

When the IRS returns a copy of the approved form, attach a copy of it to your income tax return for the year in which the disposition occurred. Write "FORM 8693 ATTACHED" to the left of the entry space on your income tax return for reporting the recapture of the low-income housing credit.

Specific Instructions

Line 2. Building Identification Number (BIN).—This is the number assigned to the building by the housing credit agency on Part I, item E, of **Form 8609,** Low-Income Housing Credit Allocation Certification.

Line 7b. Amount of Bond.—Use the worksheet below to calculate the bond amount. See Rev. Rul. 90-60 for additional information on the methodology for determining the bond amount.

If the amount is not an even multiple of $100, increase the bond amount to the next higher multiple of $100.

Part III. Certificate of Corporate Principal.—If the principal is a corporation, the authority of the person posting the bond must be certified by the secretary of the corporation by completing Part III. Or the corporation may attach copies of records that will show the authority of the officer signing if the copies are certified by the secretary to be true copies.

Part IV. Approval by the IRS.—The IRS will notify you of the approval or rejection of the bond. If approved, the IRS will send a copy of the approved Form 8693 to the principal shown in Part I. If rejected, the owner must recapture the allowed low-income housing credit. Use **Form 8611,** Recapture of Low-Income Housing Credit.

Worksheet for Computing Bond Amount

1	Total credits taken by you in previous years and any additional credits you anticipate claiming for any year or portion thereof preceding the date of disposition	$
2	Bond factor amount	%
3	Percentage of taxpayer's total interest in the qualified low-income building disposed of	%
4	Bond amount required to be posted (line 1 × line 2 × line 3). Enter here and on line 7b	$

Instructions for Worksheet

Line 1.—Enter the total amount of the credits claimed on the building. See Part I of Forms 8586 you have filed. Include any additional credits you anticipate claiming for any period preceding the date of disposition. Do not include credit amounts previously recaptured, credit amounts for which a bond was previously posted, or credits claimed on additions to qualified basis as determined under section 42(f)(3).

Line 2. Bond Factor Amount.—Enter the bond factor amount corresponding to the month in the compliance period in which the disposition occurred and the first year of the building's credit period. The IRS announces the monthly bond factor amounts quarterly in a revenue ruling published in the Internal Revenue Bulletin.

Line 3.—Enter the ownership interest in the qualified low-income building that you have disposed of. Include ownership interests held both directly and indirectly (e.g., through a partnership).

APPENDIX "O"

IRS FORM 8611
RECAPTURE OF LOW INCOME HOUSING CREDIT

Form **8611** (Rev. January 1999) Department of the Treasury Internal Revenue Service	**Recapture of Low-Income Housing Credit** ▶ **Attach to your return.** **Note:** ***Complete a separate Form 8611 for each building to which recapture applies.***	OMB No. 1545-1035 Attachment Sequence No. **90**

A Name(s) shown on return		**B** **Identifying number**
C Address of building (as shown on Form 8609)	**D** Building identification number (BIN)	**E** Date placed in service (from Form 8609)
F If building is financed in whole or part with tax-exempt bonds, see instructions and furnish:		
(1) Issuer's name		**(2)** Date of issue
(3) Name of issue		**(4)** CUSIP number

Note: *If recapture is passed through from a flow-through entity (partnership, S corporation, estate, or trust), skip lines 1 - 7 and go to line 8.*

1	Enter total credits reported on Form 8586 in prior years for this building	**1**	
2	Credits included on line 1 attributable to additions to qualified basis (see instructions)	**2**	
3	Credits subject to recapture. Subtract line 2 from line 1	**3**	
4	Credit recapture percentage (see instructions)	**4**	.
5	Accelerated portion of credit. Multiply line 3 by line 4	**5**	
6	Percentage decrease in qualified basis. Express as a decimal amount carried out to at least 3 places (see instructions)	**6**	.
7	Amount of accelerated portion recaptured. Multiply line 5 by line 6. Section 42(j)(5) partnerships, go to line 13. All other flow-through entities (except electing large partnerships), enter the result here and enter each recipient's share on the appropriate line of Schedule K-1. Generally, flow-through entities other than electing large partnerships will stop here. (**Note:** *An estate or trust enters on line 8 only its share of recapture amount attributable to the credit amount reported on its Form 8586.*)	**7**	
8	Enter recapture amount from flow-through entity	**8**	
9	Enter accelerated portion of the unused credit attributable to this building (see instructions)	**9**	
10	Net recapture. Subtract line 9 from line 7 or line 8. If less than zero, enter -0-	**10**	
11	Enter interest on the line 10 recapture amount (see instructions)	**11**	
12	Total recapture. Add lines 10 and 11. Enter here and on the appropriate line of your tax return. If more than one Form 8611 is filed, add the line 12 amounts from all forms and enter the total on the appropriate line of your return. Electing large partnerships, see instructions	**12**	

Only Section 42(j)(5) partnerships need to complete lines 13 and 14.

13	Enter interest on the line 7 recapture amount (see instructions)	**13**	
14	Total recapture. Add lines 7 and 13 (see instructions)	**14**	

General Instructions

Section references are to the Internal Revenue Code.

Purpose of Form

Use this form if you must recapture part of the low-income housing credit you took in previous years because:

- The qualified basis of a building decreased from one year to the next, or
- You disposed of the building or an ownership interest in it, and you did not post a satisfactory bond or pledge eligible U.S. Treasury securities as collateral. For details on how to avoid recapture on a building disposition, see section 42(j)(6); **Form 8693,** Low-Income Housing Credit Disposition Bond; and Rev. Proc. 99-11, 1999-2 I.R.B. 14.

Note: *If the decrease in qualified basis is because of a change in the amount for which you are financially at risk on the building, then you must first recalculate the amount of credit taken in prior years under section 42(k) before you calculate the recapture amount on this form.*

To complete this form you will need copies of the following forms that you have filed: **Form 8586**, Low-Income Housing Credit (and **Form 3800,** General Business Credit, if applicable); **Form 8609**, Low-Income Housing Credit Allocation Certification; **Schedule A (Form 8609),** Annual Statement; and Form 8611.

Note: *Flow-through entities must give partners, shareholders, and beneficiaries the information that is reported in items C, D, E, and F of Form 8611.*

Generally, recapture applies if:

- You dispose of a building or an ownership interest in it;
- There is a decrease in the qualified basis of the building from one year to the next; or
- The building no longer meets the minimum set-aside requirements of section 42(g)(1), the gross rent requirement of section 42(g)(2), or the other requirements for the units which are set aside.

However, recapture **does not** apply if:

- You disposed of the building or an ownership interest in it and you posted a satisfactory bond or pledged eligible U.S. Treasury securities as collateral (for details, see section 42(j)(6); Form 8693; and Rev. Proc. 99-11);
- You disposed of an ownership interest in a building that you held through an electing large partnership;
- The decrease in qualified basis does not exceed the additions to qualified basis for which credits were allowable in years after the year the building was placed in service;
- You correct a noncompliance event within a reasonable period after it is discovered or should have been discovered;
- The credit did not reduce your tax liability (but you must adjust the allowable general business credit carryback and carryforward); or
- The qualified basis is reduced because of a casualty loss, provided the property is restored or replaced within a reasonable period.

Recordkeeping Requirements

To verify changes in qualified basis from year to year, you must keep, for 3 years after the 15-year compliance period ends, a copy of all Forms 8586, 8609, Schedule A (Form 8609), 8611, and 8693.

Specific Instructions

Note: *If recapture is passed through from a flow-through entity (partnership, S corporation, estate or trust), skip lines 1–7 and go to line 8.*

Item F. If the building is financed with tax-exempt bonds, furnish the following information: **(1)** name of the entity that issued the bond (not the name of the entity receiving the benefit of the financing); **(2)** date of issue, generally the first date there is a physical exchange of the bonds for the purchase price; **(3)** name of the issue, or if not named, other identification of the issue; and **(4)** CUSIP number of the bond with the latest maturity date. If the issue does not have a CUSIP number, enter "None."

Line 1. Enter the total credits claimed on the building for all prior years from Part I, Form 8586 (before reduction due to the tax liability limit). No credit may be claimed in the year of recapture. See Part I of Form(s) 8586 you have filed. **Do not** include credits taken by a previous owner.

Line 2. Determine the amount to enter on this line by completing a separate **Line 2 Worksheet** (below) for each prior year for which line 7 of Schedule A (Form 8609) was completed.

Line 4. Enter the credit recapture percentage, expressed as a decimal carried to at least 3 places, from the table below:

IF the recapture event occurs in . . .	THEN enter on line 4 . . .
Years 2 through 11	.333
Year 12	.267
Year 13	.200
Year 14	.133
Year 15	.067

Line 6. Enter the percentage decrease in qualified basis from the close of the previous year to the close of the current year.

For this purpose, figure qualified basis without regard to any additions to qualified basis after the first year of the credit period. Compare any decrease in qualified basis first to additions to qualified basis. Recapture applies only if the decrease in qualified basis exceeds additions to qualified basis after the first year of the credit period.

If you disposed of the building or an ownership interest in it and did not post a bond, you must recapture all of the accelerated portion shown on line 5. Enter 1.000 on line 6.

Note: *If the decrease causes the qualified basis to fall below the minimum set-aside requirements of section 42(g)(1) (the 20-50 test or the 40-60 test), then 100% of the amount shown on line 5 must be recaptured. Enter 1.000 on line 6. If you elected the 40-60 test for this building and the decrease causes you to fall below 40%, you* ***cannot*** *switch to the 20-50 test to meet the set-aside requirements. You must recapture the entire amount shown on line 5.*

Line 9. Multiply the unused credits attributable to this building by the decimal amount on line 4 and enter the result on line 9. Reduce the amount of any unused credit by the amount of recapture before claiming any carryforward of the low-income housing credit on Form 3800. See the separate Instructions for Form 3800 for details on the carryforward of unused credits.

Special rule for electing large partnerships. Enter zero on line 9. An electing large partnership is treated as having fully used all prior year credits.

Line 11. Compute the interest separately for each prior tax year for which a credit is being recaptured. Interest must be computed at the **overpayment rate** determined under section 6621(a)(1) and compounded on a daily basis from the due date (not including extensions) of the return for the prior year until the earlier of **(a)** the due date (not including extensions) of the return for the recapture year, or **(b)** the date the return for the recapture year is filed and any income tax due for that year has been fully paid.

Tables of interest factors to compute daily compound interest were published in Rev. Proc. 95-17, 1995-1 C.B. 556. The annual interest rate in effect and the corresponding page number in 1995-1 C.B. for periods through March 31, 1999, are shown in Rev. Rul. 98-61, 1998-51 I.R.B. 8. For periods after March 31, 1999, use the overpayment rate under section 6621(a)(1) in the revenue rulings published quarterly in the Internal Revenue Bulletin.

Note: *If the line 8 recapture amount is from a section 42(j)(5) partnership, the partnership will figure the interest and include it in the recapture amount reported to you. Enter "-0-" on line 11 and write "Section 42(j)(5)" to the left of the entry space for line 11.*

Line 12. Special rule for electing large partnerships. Subtract the current year credit, if any, shown on Form 8586, line 7, from the total of the line 12 amounts from all Forms 8611. Enter the result (but not less than zero) on Form 1065-B, Part I, line 26.

Note: *You must also reduce the current year low-income housing credit, before entering it on Schedules K and K-1, by the amount of the reduction to the total of the recapture amounts.*

Lines 13 and 14. Only section 42(j)(5) partnerships complete these lines. This is a partnership (other than an electing large partnership) that has at least 35 partners, unless the partnership elects (or has previously elected) not to be treated as a section 42(j)(5) partnership. For purposes of this definition, a husband and wife are treated as one partner.

For purposes of determining the credit recapture amount, a section 42(j)(5) partnership is treated as the taxpayer to which the low-income housing credit was allowed and as if the amount of credit allowed was the entire amount allowable under section 42(a).

See the instructions for line 11 to figure the interest on line 13. The partnership must attach Form 8611 to its Form 1065 and allocate this amount to each partner on Schedule K-1 (Form 1065) in the same manner as the partnership's taxable income is allocated to each partner.

Line 2 Worksheet

a	Enter the amount from line 10, Schedule A (Form 8609)	a	
b	Multiply **a** by 2	b	
c	Enter the amount from line 11, Schedule A (Form 8609)	c	
d	Subtract **c** from **b**	d	
e	Enter decimal amount figured in step **1** of the instructions for line 14, Schedule A (Form 8609). If line 14 does not apply to you, enter -0-	e	
f	Multiply **d** by **e**	f	
g	Subtract **f** from **d**	g	
h	Divide line 16, Schedule A (Form 8609) by line 15, Schedule A (Form 8609). Enter the result here	h	
i	Multiply **g** by **h**. Enter this amount on line 2. (If more than one worksheet is completed, add the amounts on **i** from all worksheets and enter the total on line 2.)	i	

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws and to allow us to figure and collect the right amount of tax.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is:

Recordkeeping	6 hr., 56 min.
Learning about the law or the form	1 hr., 5 min.
Preparing and sending the form to the IRS	1 hr., 16 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. You can write to the IRS at the address listed in the instructions for the tax return with which this form is filed.

APPENDIX “P”

PHYSICAL INSPECTION REFERENCE FORM

{This form must be returned no later than (Return Date)}.

MISSISSIPPI HOME CORPORATION HOUSING TAX CREDIT PROGRAM
BUILDING PHYSICAL INSPECTION REFERENCE FORM

The Mississippi Home Corporation, monitoring agency of the Housing Tax Credit (HTC) Program for the State of Mississippi, will be conducting a building physical inspection of **(Property Name)** on **(Inspection Date). Please provide a copy of the most current rent roll, contact person's name, phone and fax numbers and directions to the referenced development and forward to: Mississippi Home Corporation, P.O. Box 23369, Jackson, Mississippi 39225 or fax to (601) 718-4643 no later than (Return Date).**

ATTENTION: BUILDING INSPECTION ADMINISTRATOR

NOTE: *Please complete a separate form for each HTC property notified in the letter.*

Property Name: ______________________________
Owner: ______________________________
Property Address: ______________________________
City/Town: ______________________________
Zip Code: ______________________________

DATE/TIME OF INSPECTION: **Date/Time of Inspection**

CONTACT PERSON:
Name: ______________________________
Phone: ______________________________
Fax: ______________________________

DIRECTIONS TO PROPERTY: (Please Complete)
Complete Physical Property Address: ______________________________
City, State, Zip Code: ______________________________

(Use an additional sheet if necessary)

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COMPLIANCE MONITORING DIVISION

Robert D. Collier, V.P. of Multifamily Program Operations
Karen C. Georgetown, Asst. V.P. of Compliance Monitoring
Pamela H. Anderson, Building Inspector Administrator
Daffiney J. House, Compliance Officer
Deborah L. Heard, Compliance Technician
Evelyn Hoggatt, Compliance Assistant
Carllos Lassiter, Compliance Assistant

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The Mission of the Mississippi Home Corporation is to offer the opportunity of a safe, decent, and affordable home to every Mississippian.