

2009 Income & Rent Limits
Effective 3/19/2009

Rural Developments

The Housing and Economic Recovery Act of 2008 (HR 3221) increased the rent and income limits for tax credit properties located in rural areas to the **greater** of area median gross income or national non-metropolitan median income. To qualify, the project must be located in a rural area as defined in section 520 of the Housing Act of 1949. Projects utilizing tax-exempt bond financing are **not** eligible for the national non-metropolitan adjustments.

It is important to check the street address of the project. It is possible that a project located in a rural county may not be located in a rural area.

The USDA link below may be helpful in determining if your property is located in a rural area.

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

IMPORTANT : USDA may change their determination of what projects qualify as rural during the course of a year. Please periodically check with USDA to determine the continued eligibility of the project.

The national non-metropolitan median income and associated rents are identified in the table below. These should be compared with the income limits of the various rural areas to determine the greater income.

National Non-Metro	Income Limits for Family Size								Rent Limits				
	Median Income: <input type="text" value="51,300"/>								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% AMI	17,950	20,500	23,100	25,650	27,700	29,750	31,800	33,850	448	480	577	666	743
60% AMI	21,540	24,600	27,720	30,780	33,240	35,700	38,160	40,620	538	576	693	800	892