

HAWKINS ADVISORY

REVISED INCOME LIMITS FOR SINGLE-FAMILY AND MULTI-FAMILY PROGRAMS

Single Family Program Limits

Please be advised that new statewide and area median income limits for Low-Income and Very Low-Income Families under the Housing Act of 1937 for your state have been released. These are unadjusted numbers published by the Department of Housing and Urban Development ("HUD"), on December 1, 2011. Internal Revenue Service ("IRS") Revenue Ruling 86-124 (with respect to single-family programs) provides that existing income limits may be relied on until 30 days after the release of updated information. Unless modified by the IRS, this makes these new limits mandatory after December 31, 2011 for single-family programs (including for single-family recapture notices). The revised single family and mortgage credit certificate limits can be found on the following website: <http://www.huduser.org/portal/datasets/il/il12/index.html>.

Multi-Family Program Limits

Pursuant to the Housing and Economic Recovery Act of 2008, P.L. 110-289 ("HERA"), HUD released on December 1, 2011 area median income limits for multi-family projects financed with tax-exempt bonds issued to provide qualified residential rental developments under Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Multi-Family Income Limits"). IRS Revenue Ruling 94-57 (with respect to multi-family programs) provides that existing income limits may be relied on until 45 days after the release of new HUD numbers. Unless modified by the IRS, this makes these new limits mandatory after January 15, 2012 for multi-family programs. The revised Multi-Family Income Limits can be found on the following website: <http://www.huduser.org/portal/datasets/mtsp.html>.

Please contact a member of the Tax Department or Housing Group if you have any questions about the use of this information.

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