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February 24, 2004

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TO: Owners of properties participating in the Low Income Housing Tax Credit Program, Tax Exempt Bond Program, Housing Trust Fund Program, Affordable Housing Disposition Program, or HOME Program

FROM: Compliance Division

DATE: February 23, 2004

RE: 2004 Income and Rent Limits

HUD has released the 2004 income limits which are available on the TDHCA web site at [www.tdhca.state.tx.us](http://www.tdhca.state.tx.us). Rent limits are also posted for Low Income Housing Tax Credit (LIHTC), Tax Exempt Bond, Housing Trust Fund (HTF) and the Affordable Housing Disposition Program (AHDP).

Please note the following:

1. The effective date of the limits is January 28, 2004.
2. Rent limits are gross rents. Properties participating in the LIHTC, HTF, HOME, or the Tax Exempt Bond program require a utility allowance to be deducted from the gross limit. This is a good time to request updated utility allowances from your Public Housing Authority or local provider.
3. Projects that received an allocation of Low Income Housing Tax Credits in 1987, 1988 or 1989 and did not make the rent election should reference the Rent Limits by Household Size.
4. While income limits are available, HOME rent limits are NOT yet available. TDHCA will post HOME rent limits as soon as they are released by HUD. Continue to use the existing rent limits until HUD issues new HOME rent limits.
5. Upon request hard copies of income and rent limits are available. Contact Ty Myrick at [Ty.Myrick@tdhca.state.tx.us](mailto:Ty.Myrick@tdhca.state.tx.us), or call 512-475-3821 to request copies.