

**TAX EXEMPT BOND PROGRAM  
1999 Multi-Family Maximum Income Limits**

**INCOME LIMITS FOR ELIGIBLE TENANTS  
EFFECTIVE March 12, 1999**

1. Eligible tenant income limits apply to all bond properties. The eligible tenant limit for most tax-exempt bond properties is determined and approved by the Board of Directors of TDHCA.

	<b>Move-In Limit</b>	<b>125 %* Renewal Limit</b>
A. Tenant is a person who occupies a unit in the Development alone	\$64,020	\$80,025
B. For a household comprised of two or more members	\$81,480	\$101,850

*\*Note: A person whose income rises above the 125% recertification limit is not required to move at the end of the lease term.*

**INCOME LIMITS FOR LOW INCOME TENANTS**

**For bonds issued prior to 1986:** Federal tax code requires that 20% (or 25%\*) of the units in properties financed with the proceeds of tax exempt revenue bonds be leased to household with an income at or below 80% the area median income. Rent caps may apply.

*\*Some properties have been refinanced and require 25% of the units be leased to low income households*

Bond property Area.....	Move in Limit
Dallas.....	\$46,550
Fort Worth/Arlington.....	\$44,250
Houston.....	\$43,300
San Antonio.....	\$33,500
South Texas.....	\$27,100

**For bonds issued in 1986 and all years after:** Federal tax code requires that either:

- 20% of the units in the property financed with the proceeds of tax-exempt bonds must be leased to households with income at 50% or less of area median income –or-
- 40% of the units to households at 60% or less of the area median income.

All bonds issued after September of 1993 have rent caps for Low-Income units.