

Update Your Income Limit Tables

The Department of Housing and Urban Development (HUD) has released the income limits for 2009. These limits became effective on March 19, 2009. Please go to HUD's Policy & Development web site, <http://www.huduser.org/datasets/il/il09/index.html>, for more detailed information on the income limits.

REMEMBER: Update your software with the new income limit tables!

OneSite Leasing & Rents—Affordable (HUD), OneSite Leasing & Rents--Affordable (Tax Credits) and OneSite Leasing & Rents—Affordable (Rural Housing) all collect income limits on the **Setup > Affordable > Income limits** page. Update your current income limit table by using the **Edit** option. The new effective date and the 50% (very low limit) of median income for family members 1 through 8 are entered on this page. The table will automatically update all other income limit values as you update the 50% limit. If the remaining fields do not match your HUD (or housing finance agency income) income table exactly, you can edit the individual values by checking the **Make table fully editable** option.

OneSite -- Web Page Dialog
Setup - Income limits

Table information
Type: HUD
Area: TX / Dallas County
 Round income limits to the nearest \$50

Effective Date
Current effective date: 03/20/2007
New effective date: 01/23/2008

Enter the 50% very low income limit amounts for the area. To enter all income limit amounts, click here to make the table fully editable.

	1	2	3	4	5	6	7	8
100% Median Income	\$ 46,600.00	\$ 53,200.00	\$ 59,900.00	\$ 66,500.00	\$ 71,800.00	\$ 77,100.00	\$ 82,500.00	\$ 87,800.00
95% BMIR limit	\$ 44,250.00	\$ 50,550.00	\$ 56,900.00	\$ 63,200.00	\$ 68,200.00	\$ 73,250.00	\$ 78,400.00	\$ 83,400.00
80% Low income limit	\$ 37,250.00	\$ 42,550.00	\$ 47,900.00	\$ 53,200.00	\$ 57,450.00	\$ 61,700.00	\$ 65,950.00	\$ 70,250.00
50% Very low limit	\$ 23,300.00	\$ 26,600.00	\$ 29,950.00	\$ 33,250.00	\$ 35,900.00	\$ 38,550.00	\$ 41,250.00	\$ 43,900.00
30% Extremely low limit	\$ 13,950.00	\$ 15,950.00	\$ 17,950.00	\$ 19,950.00	\$ 21,550.00	\$ 23,150.00	\$ 24,750.00	\$ 26,350.00

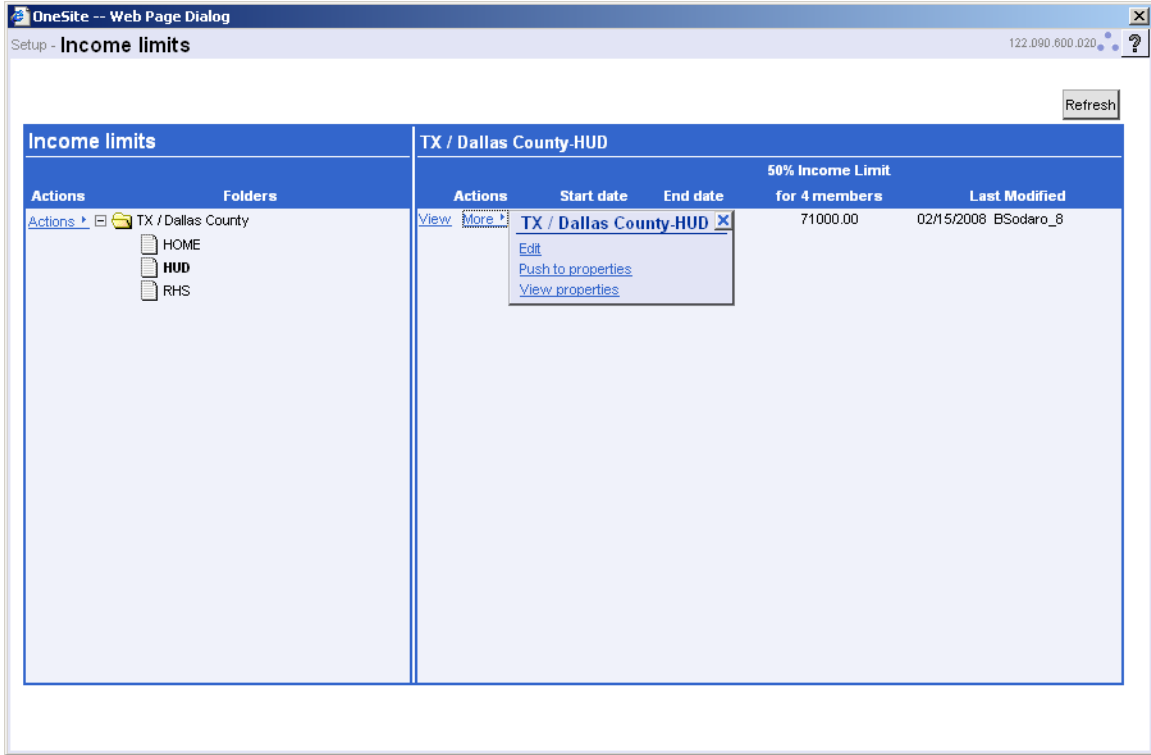
Enter the percentage and income limit amounts for another level. the amounts using the 50% very low income amounts.

Percent	1	2	3	4	5	6	7	8
0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

this percentage and amounts to the income limit table. Otherwise, this information will not be saved.

If you have access to RealPage Central, and are responsible for updating the income limits for a large number of properties, we have functionality to edit your income limit tables per MSA, and push them to each property they pertain to. This is located in

RealPage Central under **Setup > General settings > General information and company settings > Affordable > Income limits.**



If you are a **HUDManager 2000** or **HUDManager 2000 Plus** user, update the income limit table in contract setup by entering the 100% median income for member 4 and pressing **ENTER**. The system will prompt you to automatically recalculate the entire table based on your change for the low, very low, and extremely low limits for members 1-8. You can press the **Yes** button and have the table recalculate, but you will still be able to go in and edit any values needed. If you choose **No**, the system will leave the old values and you will still be able to edit the fields. Once you are finished, press **F10** and enter the effective date.

RHSManager 2000 users should go to **Project > Project Information** and page down three times to see the RHS Income limits. The table is by number of members in a household and the columns are Moderate Limit, Low Limit, and Very Low Limit. Complete each limit in the table.

InSite Tax Credits users should go to **System > Income Limits** on the toolbar. Using the **Add** button, enter the new effective date published by HUD. Next, press the **Enter limits** button and add 50% of the median income limit. The system will calculate the other limits for you automatically.