

**2011
Multifamily Housing
Underwriting
Application
and Instructions**

MULTIFAMILY HOUSING UNDERWRITING APPLICATION INSTRUCTIONS

The Multifamily Housing Application Instructions (“Instructions”) follow the Application Checklist and explain each of the submission requirements. If applications do not meet all of the submission requirements, the Application review may be discontinued by the Agency.

Volume Cap Applicants or Applicants which received a Notice of Approval to submit an Underwriting Application for Tax Credits/PennHOMES must submit **two hard copies** and one electronic copy on a CD of the completed Application with the required Exhibits, along with an Application Fee to the Agency. All applications, (hard copy and CD copy) **must be tabbed numerically** using the Application Checklist. Applications not received in this manner will be returned. All hard copies of the Application must be submitted in three-ring binders.

THE ELECTRONIC COPY AND HARD COPIES MUST BE IDENTICAL. All electronic copies should be submitted on a CD with each tab as individual files. The format for all electronic copies may be any version of Microsoft Word, Microsoft Excel or a .PDF file. Pictures must be in a .jpg or .gif format and optimized to a size of less than 50 kb. Most digital cameras automatically save images at 640 x 480 pixels or greater resulting in a very large file size and image. Please reduce (CROP/OPTIMIZE) the image by at least 50% (320 x 240 pixels or less). We may accept up to 100 kb if the image has a great amount of detail.

Note: To avoid loss of detail, set the resolution to the highest setting when you crop the picture. Publisher or any digital camera image viewing software will NOT be accepted.

Failure to submit the Application in the above format may result in your application being returned.

DO NOT PASSWORD PROTECT ANY OF THE FILES CONTAINED IN THE ELECTRONIC COPY OF YOUR APPLICATION.

Please note: Applicants requesting Additional Tax Credits must follow the submission requirements for Additional Tax Credits.

**QUALIFIED CENSUS TRACTS AND
DIFFICULT DEVELOPMENT AREAS**

QUALIFIED CENSUS TRACTS

MSA: **ALLENTOWN-BETHLEHEM - EASTON**

Lehigh County

Tract Nos: 4.00; 5.00; 7.00; 8.00; 9.00; 10.00; 11.00; 12.00; 13.00; 16.00;
18.00; 19.00.

Northampton County

Tract Nos: 105.00; 110.00; 112.00; 113.00; 144.00.

MSA: **ALTOONA**

Blair County

Tract Nos: 1007.00; 1008.00; 1016.00; 1019.00.

MSA: **ERIE**

Erie County

Tract Nos: 1.00; 3.00; 4.00; 6.00; 7.00; 8.00; 9.00; 12.00; 13.00; 14.00;
15.00; 17.00; 18.00; 19.00; 122.02.

MSA: **HARRISBURG - CARLISLE**

Cumberland County

Tract Nos: 122.00; 123.00; 131.02; 132.00.

Dauphin County

Tract Nos: 201.00; 203.00; 206.00; 207.00; 212.00; 213.00; 214.00.

MSA: **JOHNSTOWN**

Cambria County

Tract Nos: 1.00; 2.00; 3.00; 8.00; 10.00; 11.00; 13.00; 14.00.

MSA: **LANCASTER**

Lancaster County

Tract Nos: 1.00; 4.00; 8.00; 9.00; 10.00; 14.00; 15.00; 16.00.

MSA: **LEBANON**

Lebanon County

Tract No: 3.00

PMSA: **PHILADELPHIA**

Chester County

Tract Nos: 3026.00; 3054.00; 3055.00; 3056.00; 3109.00.

Delaware County

Tract Nos: 4001.00; 4004.01; 4024.00; 4025.00; 4029.00; 4045.00;
4047.00; 4048.00; 4049.00; 4050.00; 4051.00; 4052.00;
4053.00; 4054.00; 4056.00; 4057.00; 4058.00; 4063.00;
4064.02; 4066.00.

Montgomery County

Tract Nos: 2039.01; 2039.02; 2088.01; 2089.04; 2090.00.

Philadelphia County

Tract Nos: 2.00; 5.00; 9.00; 13.00; 14.00; 19.00; 20.00; 21.00; 22.00; 25.00;
27.00; 28.00; 29.00; 30.00; 31.00; 32.00; 33.00; 34.00; 35.00;
36.00; 37.01; 37.02; 39.01; 40.01; 41.01; 41.02; 44.00; 46.00;
56.00; 62.00; 63.00; 64.00; 65.00; 66.00; 67.00; 69.00; 70.00;
71.00; 72.00; 73.00; 74.00; 77.00; 80.00; 81.00; 82.00; 83.01;
83.02; 84.00; 85.00; 86.00; 87.00; 88.00; 89.00; 90.00; 91.00;
92.00; 93.00; 94.00; 95.00; 96.00; 101.00; 102.00; 103.00;
104.00; 105.00; 106.00; 107.00; 108.00; 109.00; 110.00; 111.00;
112.00; 114.00; 117.00; 119.00; 126.00; 127.00; 131.00; 132.00;
133.00; 137.00; 138.00; 139.00; 140.00; 141.00; 144.00; 145.00;
146.00; 147.00; 148.00; 149.00; 150.00; 151.00; 152.00; 153.00;
155.00; 156.00; 157.00; 159.00; 160.00; 161.00; 162.00; 163.00;
164.00; 165.00; 166.00; 167.00; 168.00; 169.01; 169.02; 170.00;
171.00; 172.00; 173.00; 174.00; 175.00; 176.01; 176.02; 177.00;
178.00; 179.00; 181.00; 182.00; 185.00; 186.00; 188.00; 189.00;
190.00; 192.00; 193.00; 194.00; 195.00; 196.00; 197.00; 198.00;
199.00; 200.00; 201.00; 202.00; 203.00; 204.00; 205.00; 206.00;
239.00; 240.00; 241.00; 242.00; 243.00; 244.00; 245.00; 246.00;
247.00; 249.00; 250.00; 252.00; 273.00; 275.00; 277.00; 278.00;
279.00; 280.00; 282.00; 283.00; 284.00; 286.00; 287.00; 288.00;
289.00; 291.00; 293.00; 294.00; 295.00; 297.00; 298.00; 299.00;
300.00; 303.00; 304.00; 321.00; 322.00; 327.00; 354.00.

MSA: **PITTSBURGH**

Allegheny County

Tract Nos: 103.00; 201.00; 203.00; 305.00; 402.00; 404.00; 405.00;
406.00; 409.00; 501.00; 507.00; 509.00; 510.00; 511.00;
603.00; 605.00; 804.00; 902.00; 1016.00; 1017.00; 1113.00;
1114.00; 1115.00; 1201.00; 1203.00; 1204.00; 1207.00;
1208.00; 1301.00; 1302.00; 1303.00; 1304.00; 1306.00;
1504.00; 1515.00; 1603.00; 1604.00; 1606.00; 1607.00;
1803.00; 1809.00; 1921.00; 2019.00; 2108.00; 2204.00;
2206.00; 2304.00; 2503.00; 2507.00; 2509.00; 2609.00;
2614.00; 2615.00; 2620.00; 2805.00; 2808.00; 3101.00;
4644.00; 4838.00; 4867.00; 4869.00; 4929.00; 5050.00;
5100.00; 5128.00; 5129.00; 5138.00; 5140.00; 5153.00;
5509.00; 5512.00; 5519.00; 5521.00; 5523.00; 5604.00;
5606.00; 5610.00; 5611.00; 5612.00.

Beaver County

Tract Nos: 6012.00; 6015.00; 6028.00; 6045.00;.

Butler County

Tract Nos: 9023.00; 9024.00; 9104.00; 9105.00.

Fayette County

Tract Nos: 2607.00; 2608.00; 2612.00; 2618.00; 2619.00; 2621.00;
2623.00; 2630.00.

Washington County

Tract Nos: 7041.00; 7544.00; 7546.00; 7832.00; 7922.00.

Westmoreland County

Tract Nos: 8001.00; 8007.00; 8028.00; 8054.00.

MSA: **READING**

Berks County

Tract Nos: 1.00; 2.00; 3.00; 10.00; 11.00; 12.00; 13.00; 14.00; 17.00; 19.00;
21.00; 22.00; 23.00; 25.00; 26.00; 140.00.

MSA: **SCRANTON-WILKES BARRE**

Lackawanna County

Tract Nos: 1002.00; 1003.00.

Luzerne County

Tract Nos: 2001.00; 2005.00; 2008.00; 2009.00; 2010.00; 2132.00;
2142.00; 2174.00.

MSA: **STATE COLLEGE**

Centre County

Tract Nos: 120.00; 121.00; 122.00; 125.00; 126.00.

MSA **WILLIAMSPORT**

Lycoming County

Tract Nos: 4.00; 8.00.

MSA: **YORK - HANOVER**

York County

Tract Nos: 1.00; 2.00; 5.00; 7.00; 9.00; 10.00; 11.00; 12.00; 15.00; 16.00.

MSA: **MERCER (Youngstown-Warren-Boardman, OH-PA)**

Mercer County

Tract Nos: 301.00; 302.00; 306.00; 307.00; 308.00.

COUNTIES NOT IN METROPOLITAN AREA

Adams County

Tract No: 315.01

Clarion County

Tract No: 9906.00

Clinton County

Tract No: 9706.00; 9707.00.

Columbia County

Tract No. 511.00; 512.00.

Crawford County

Tract No: 1116.00

Franklin County

Tract No: 110.00

Huntingdon County

Tract No: 9509.00

Indiana County

Tract Nos: 9602.00; 9610.00; 9611.01; 9611.02.

Jefferson County

Tract No: 9507.00

Lawrence County

Tract Nos: 3.00; 4.00; 6.00; 9.00.

McKean County

Tract No: 4202.00

Mifflin County

Tract No: 9608.00

Northumberland County

Tract Nos: 9616.00; 9617.00

Schuylkill County

Tract No: 6.00

Somerset County

Tract No: 211.00

Venango County

Tract No: 2003.00

DIFFICULT DEVELOPMENT AREAS

NON METROPOLITAN AREAS

Monroe

Wayne

Published October 6, 2009; Effective for credits allocated after December 31, 2009.

Subject to change upon issuance or update from HUD.

**2011 FEDERAL HOME PROGRAM
PARTICIPATING & NONPARTICIPATING JURISDICTIONS**

PARTICIPATING JURISDICTIONS

Region 1

Bucks County Consortium: Bucks County and
Bensalem Twp. (Except Bristol Twp.)
Chester City
Chester County
Delaware County (Except Haverford Twp. &
Upper Darby Twp.)
Montgomery County (Except Abington Twp.,
Conshohocken Borough, Limerick Twp.,
Lower Merion Twp, Norristown Borough)
Philadelphia City

Region 2

Allentown City
Berks County
Bethlehem City
Luzerne County (Except Hanover Twp., Hazleton,
Nanticoke & Pittston Cities)
Reading City
Scranton City
Wilkes-Barre City

Region 3

Cumberland County – (Except Carlisle Borough)
Dauphin County
Harrisburg City
Lancaster City
Lancaster County
York City
York County

Region 4

Altoona City
Johnstown City
State College Borough
Williamsport City

Region 5

Allegheny County Consortium: Allegheny County,
McKeesport City & Penn Hills (Except Bradford
Woods)
Beaver County (Except Ellwood City Borough &
Franklin Township)
Pittsburgh City
Washington County
Westmoreland County Consortium: Westmoreland
County, Jeannette, Monessen, Arnold, New
Kensington Cities and Scottdale Borough

Region 6

Erie City

NONPARTICIPATING JURISDICTIONS

Region 1

Abington Township (Montgomery County)
Bristol Township (Bucks County)
Conshohocken Borough (Montgomery County)
Haverford Township (Delaware County)
Limerick Township (Montgomery County)
Lower Merion Township (Montgomery County)
Norristown Borough (Montgomery County)
Upper Darby Twp. (Delaware County)

Region 2

Bradford County
Carbon County
Hanover Township (Luzerne County)
Hazleton City (Luzerne County)
Lackawanna County (Except Scranton City)
Lehigh County (Except Allentown City)
Monroe County
Nanticoke City (Luzerne County)
Northampton County (Except Bethlehem City)
Pike County
Pittston City (Luzerne County)
Schuylkill County
Sullivan County
Susquehanna County
Tioga County
Wayne County
Wyoming County

Region 3

Adams County
Carlisle Borough
Franklin County
Lebanon County
Perry County

Region 4

Bedford County
Blair County (Except Altoona City)
Cambria County (Except Johnstown City)
Centre County (Except State College Borough)
Clinton County
Columbia County
Fulton County
Huntingdon County
Juniata County

Region 4 (continued)

Lycoming County (Except Williamsport City)
Mifflin County
Montour County
Northumberland County
Somerset County
Snyder County
Union County

Region 5

Armstrong County
Bradford Woods Borough (Allegheny County)
Butler County
Ellwood City Borough (Beaver County)
Fayette County
Greene County
Indiana County

Region 6

Cameron County
Clarion County
Clearfield County
Crawford County
Elk County
Erie County (Except Erie City)
Forest County
Jefferson County
Lawrence County
McKean County
Mercer County
Potter County
Venango County
Warren County

Effective: July 1, 2007

**2011
MAXIMUM PENNHOMES LOAN LIMITS**

**FOR DEVELOPMENTS LOCATED WITHIN
NONPARTICIPATING JURISDICTIONS ONLY**

MARKET AREA	0BR	1BR	2BR	3BR	4BR
PHILADELPHIA AREA					
(Bucks, Chester, Delaware, Montgomery, and Philadelphia)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
READING/POTTSTOWN AREA					
(Berks, Northumberland, and Schuylkill)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
ALLENTOWN/BETHLEHEM AREA					
(Lehigh and Northampton)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
SCRANTON AREA					
(Columbia, Carbon, Lackawanna, Luzerne, Monroe, Pike, Susquehanna, Wayne and Wyoming)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
WELLSBORO AREA					
(Bradford and Tioga)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
HARRISBURG AREA					
(Adams, Cumberland, Dauphin, Franklin, Lebanon, and Perry)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
LANCASTER/YORK AREA					
(Lancaster and York)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
BELLEFONTE/STATE COLLEGE AREA					
(Centre, Clinton, Lycoming, Juniata, Mifflin, Montour, Union, Snyder, and Sullivan)	\$141,669	\$162,399	\$197,478	\$255,471	\$280,430
PITTSBURGH AREA					
(Remaining 29 Counties)	\$139,045	\$159,392	\$193,821	\$250,740	\$275,236

MAXIMUM PER UNIT TAX CREDIT BASIS LIMITATIONS
2011 Programs

MARKET AREA	0BR	1BR	2BR	3BR	4BR
PHILADELPHIA AREA					
(Bucks, Chester, Delaware, Montgomery, and Philadelphia)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
READING/POTTSTOWN AREA					
(Berks, Northumberland, and Schuylkill)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
ALLENTOWN/BETHLEHEM AREA					
(Lehigh and Northampton)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
SCRANTON AREA					
(Columbia, Carbon, Lackawanna, Luzerne, Monroe, Pike, Susquehanna, Wayne and Wyoming)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
WELLSBORO AREA					
(Bradford and Tioga)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
HARRISBURG AREA					
(Adams, Cumberland, Dauphin, Franklin, Lebanon, and Perry)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
LANCASTER/YORK AREA					
(Lancaster and York)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
BELLEFONTE/STATE COLLEGE AREA					
(Centre, Clinton, Lycoming, Juniata, Mifflin, Montour, Union, Snyder, and Sullivan)					
Non-elevator Construction	\$161,546	\$186,260	\$224,635	\$287,539	\$320,328
Elevator Construction	\$170,002	\$194,878	\$236,973	\$306,565	\$336,516
PITTSBURGH AREA					
(Remaining 29 Counties)					
Non-elevator Construction	\$158,554	\$182,811	\$220,474	\$282,214	\$314,396
Elevator Construction	\$166,854	\$191,270	\$232,585	\$300,888	\$330,283

MAXIMUM INCOME AND RENT LIMITS

The following charts list the maximum household income and corresponding rent by unit type which are applicable to all multifamily programs administered by the Agency. If your development is utilizing PennHOMES funds use the chart for PennHOMES developments – Chart MTXR046, if your development is a Tax Credit only development use the chart for Tax Credit only developments – Chart MTXR041.

The County corresponds to the County in which the development is located.

The percentage of Median Income corresponds to the income restriction selected by the owner as required by the various multifamily programs.

The rent limitation is the maximum total housing expense that may be paid by the tenant. Total housing expense includes, but is not limited to, the tenant rent paid to the owner, any utilities (excluding TV cable and phone) paid by the tenant, and any other payment that is mandatory for occupancy of the unit.

Applicants seeking a PennHOMES loan will have the rent limited to the lesser of the applicable income percentage rent or Fair Market Rent (FMR).

PennHOMES applications with SRO units that do not have cooking and sanitary facilities in each unit must use the HOME SRO rent.

The Income and Rent Limits provided in the Application may change based upon HUD issuance of revised limits. Applicants should check the Agency's website prior to the submission of the Application to ensure the current limits are used.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
ADAMS	20%	65,500	9,180	10,480	11,800	13,100	14,160	15,200	16,260	17,300	18,340	20%	407	229	245	295	340	380	419	458
	40%	6/26/2010	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	40%	407	459	491	590	681	760	839	917
	50%		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	50%	407	543*	594*	710*	851	950	1048	1146
	60%		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	60%	407	543*	594*	710*	956*	1060*	1219*	1375
	FMR											FMR	407	543	594	710	956	1060	1219	1378
ALLEGHENY	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											FMR	417	556	610	730	907	980	1127	1274
ARMSTRONG	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	362	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	362	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	362	473	507	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	362	482*	523*	579*	741*	942	1039	1135
	FMR											FMR	362	482	523	579	741	972	1118	1264
BEAVER	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											FMR	417	556	610	730	907	980	1127	1274
BEDFORD	20%	48,300	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	331	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	331	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	331	441*	501*	579*	692*	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	331	441*	501*	579*	692*	919*	1039	1135
	FMR											FMR	331	441	501	579	692	919	1057	1195
BERKS	20%	65,500	9,180	10,480	11,800	13,100	14,160	15,200	16,260	17,300	18,340	20%	413	230	246	296	342	381	421	460
	40%	6/26/2010	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	40%	413	461	493	592	684	763	842	921
	50%		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	50%	413	550*	614*	740~	855~	953~	1053~	1151~
	60%		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	60%	413	550*	614*	757*	1012*	1044*	1201*	1357*
	FMR											FMR	413	550	614	757	1012	1044	1201	1357
BLAIR	20%	53,200	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	349	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	349	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	349	465*	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	349	465*	509*	616*	807*	833*	958*	1083*
	FMR											FMR	349	465	509	616	807	833	958	1083

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
BRADFORD	20%	50,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	283	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	283	377	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	283	377*	505*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	283	377*	505*	579*	724*	887*	1020*	1124
	FMR											FMR	283	377	505	579	724	887	1020	1153
BUCKS	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	20%	602	274	294	352	407	454	501	548
	40%	6/26/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	40%	602	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	50%	602	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	60%	602	803*	882	1057	1221	1363	1503	1644
	FMR											FMR	602	803	915	1095	1339	1615	1857	2100
BUTLER	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											FMR	417	556	610	730	907	980	1127	1274
CAMBRIA	20%	49,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	347	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	347	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	347	463*	471*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	347	463*	471*	579*	729*	835*	960*	1086*
	FMR											FMR	347	463	471	579	729	835	960	1086
CAMERON	20%	51,600	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	363	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	363	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	363	473	502*	581*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	363	484*	502*	581*	770*	829*	953*	1078*
	FMR											FMR	363	484	502	581	770	829	953	1078
CARBON	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	20%	447	245	262	315	364	406	448	490
	40%	6/26/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	40%	447	490	525	630	728	812	896	980
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	50%	447	596*	656	787	910	1015	1120	1225
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	60%	447	596*	726*	859*	1092	1176*	1344	1470
	FMR											FMR	447	596	726	859	1112	1176	1352	1529
CENTRE	20%	66,300	9,300	10,620	11,940	13,260	14,340	15,400	16,460	17,520	18,560	20%	478	232	249	298	345	385	424	464
	40%	6/26/2010	18,600	21,240	23,880	26,520	28,680	30,800	32,920	35,040	37,120	40%	478	465	498	597	690	770	849	928
	50%		23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800	46,400	50%	478	581	622	746	862	962	1061	1160
	60%		27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560	55,680	60%	478	637*	710*	836*	999*	1030*	1185*	1339*
	FMR											FMR	478	637	710	836	999	1030	1185	1339

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
CHESTER	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	20%	602	274	294	352	407	454	501	548
	40%	6/26/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	40%	602	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	50%	602	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	60%	602	803*	882	1057	1221	1363	1503	1644
	FMR											FMR	602	803	915	1095	1339	1615	1857	2100
CLARION	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	361	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	361	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	361	473	507	579*	703	772*	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	361	481*	523*	579*	739*	772*	888*	1004*
	FMR											FMR	361	481	523	579	739	772	888	1004
CLEARFIELD	20%	48,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	331	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	331	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	331	441*	487*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	331	441*	487*	579*	830*	942	1039	1124
	FMR											FMR	331	441	487	579	830	979	1126	1273
CLINTON	20%	49,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	392	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	392	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	392	473	507	608	703	776*	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	392	522*	524*	631*	755*	776*	892*	1009*
	FMR											FMR	392	522	524	631	755	776	892	1009
COLUMBIA	20%	53,200	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	350	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	350	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	350	467*	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	350	467*	512*	624*	798*	942	1039	1135
	FMR											FMR	350	467	512	624	798	946	1088	1230
CRAWFORD	20%	50,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	346	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	346	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	346	461*	507	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	346	461*	511*	579*	768*	878*	1010*	1124
	FMR											FMR	346	461	511	579	768	878	1010	1141
CUMBERLAND	20%	71,000	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760	19,880	20%	428	248	266	319	369	412	454	497
	40%	6/26/2010	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	40%	428	497	532	639	738	824	909	994
	50%		24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	50%	428	570*	651*	798	923	1030	1136	1242
	60%		29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	60%	428	570*	651*	820*	1035*	1073*	1234*	1395*
	FMR											FMR	428	570	651	820	1035	1073	1234	1395

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
DAUPHIN	20%	71,000	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760	19,880	20%	428	248	266	319	369	412	454	497
	40%	6/26/2010	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	40%	428	497	532	639	738	824	909	994
	50%		24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	50%	428	570*	651*	798	923	1030	1136	1242
	60%		29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	60%	428	570*	651*	820*	1035*	1073*	1234*	1395*
	FMR											FMR	428	570	651	820	1035	1073	1234	1395
DELAWARE	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	20%	602	274	294	352	407	454	501	548
	40%	6/26/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	40%	602	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	50%	602	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	60%	602	803*	882	1057	1221	1363	1503	1644
	FMR											FMR	602	803	915	1095	1339	1615	1857	2100
ELK	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	20%	362	208	223	268	309	345	381	416
	40%	6/26/2010	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	40%	362	417	446	536	619	691	762	833
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	50%	362	482*	504*	579*	750*	863	952	1041
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	60%	362	482*	504*	579*	750*	907*	1043*	1179*
	FMR											FMR	362	482	504	579	750	907	1043	1179
ERIE	20%	57,100	8,000	9,140	10,280	11,420	12,340	13,260	14,180	15,080	15,980	20%	344	200	214	257	297	331	365	399
	40%	6/26/2010	16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160	31,960	40%	344	400	428	514	594	663	731	799
	50%		20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	39,950	50%	344	459*	518*	642	742	828	914	998
	60%		24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	47,940	60%	344	459*	518*	669*	800*	910*	1047*	1183*
	FMR											FMR	344	459	518	669	800	910	1047	1183
FAYETTE	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											FMR	417	556	610	730	907	980	1127	1274
FOREST	20%	44,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	362	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	362	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	362	473	507	579*	703	772*	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	362	482*	512*	579*	750*	772*	888*	1004*
	FMR											FMR	362	482	512	579	750	772	888	1004
FRANKLIN	20%	63,100	8,840	10,100	11,360	12,620	13,640	14,640	15,660	16,660	17,660	20%	338	221	236	284	328	366	404	441
	40%	6/26/2010	17,680	20,200	22,720	25,240	27,280	29,280	31,320	33,320	35,320	40%	338	442	473	568	656	732	808	883
	50%		22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	44,150	50%	338	450*	512*	646*	820	915	1010	1104
	60%		26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980	52,980	60%	338	450*	512*	646*	850*	1042*	1198*	1324
	FMR											FMR	338	450	512	646	850	1042	1198	1355

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
FULTON	20%	52,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	290	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	290	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	290	386*	492*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	290	386*	492*	579*	714*	835*	960*	1086*
	FMR											FMR	290	386	492	579	714	835	960	1086
GREENE	20%	48,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	361	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	361	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	361	473	507	579*	692*	712*	819*	926*
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	361	481*	512*	579*	692*	712*	819*	926*
	FMR											FMR	361	481	512	579	692	712	819	926
HUNTINGDON	20%	52,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	282	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	282	376	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	282	376*	466*	579*	703	770*	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	282	376*	466*	579*	748*	770*	886*	1001*
	FMR											FMR	282	376	466	579	748	770	886	1001
INDIANA	20%	51,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	386	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	386	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	386	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	386	515*	536*	620*	740*	810*	932*	1053*
	FMR											FMR	386	515	536	620	740	810	932	1053
JEFFERSON	20%	47,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	296	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	296	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	296	394*	487*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	296	394*	487*	579*	767*	790*	909*	1027*
	FMR											FMR	296	394	487	579	767	790	909	1027
JUNIATA	20%	52,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	335	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	335	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	335	446*	483*	581*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	335	446*	483*	581*	790*	815*	937*	1060*
	FMR											FMR	335	446	483	581	790	815	937	1060
LACKAWANNA	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	20%	335	198	212	254	294	328	362	396
	40%	6/26/2010	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	40%	335	396	424	509	588	657	724	792
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	50%	335	446*	530	636	735	821~	905~	990~
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	60%	335	446*	532*	639*	810*	856*	984*	1113*
	FMR											FMR	335	446	532	639	810	856	984	1113

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
LANCASTER	20%	66,700	9,340	10,680	12,020	13,340	14,420	15,480	16,560	17,620	18,680	20%	398	236	252	303	350	391	431	471
	40%	6/26/2010	18,680	21,360	24,040	26,680	28,840	30,960	33,120	35,240	37,360	40%	398	472	505	607	701	782	863	943
	50%		23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050	46,700	50%	398	531*	630*	758~	876~	977~	1078~	1180~
	60%		28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860	56,040	60%	398	531*	630*	776*	985*	1034*	1189*	1344*
	FMR											FMR	398	531	630	776	985	1034	1189	1344
LAWRENCE	20%	53,400	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	316	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	316	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	316	421*	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	316	421*	549*	646*	773*	907*	1039	1124
	FMR											FMR	316	421	549	646	773	907	1043	1179
LEBANON	20%	64,000	8,960	10,240	11,520	12,800	13,840	14,860	15,880	16,900	17,920	20%	332	224	240	288	333	371	409	448
	40%	6/26/2010	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	40%	332	443	480	576	666	743	819	896
	50%		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	50%	332	443*	529*	682*	832	928	1024	1120
	60%		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	60%	332	443*	529*	682*	925*	954*	1097*	1240*
	FMR											FMR	332	443	529	682	925	954	1097	1240
LEHIGH	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	20%	447	245	262	315	364	406	448	490
	40%	6/26/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	40%	447	490	525	630	728	812	896	980
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	50%	447	596*	656	787	910	1015	1120	1225
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	60%	447	596*	726*	859*	1092	1176*	1344	1470
	FMR											FMR	447	596	726	859	1112	1176	1352	1529
LUZERNE	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	20%	335	198	212	254	294	328	362	396
	40%	6/26/2010	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	40%	335	396	424	509	588	657	724	792
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	50%	335	446*	530	636	735	821~	905~	990~
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	60%	335	446*	532*	639*	810*	856*	984*	1113*
	FMR											FMR	335	446	532	639	810	856	984	1113
LYCOMING	20%	52,400	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	338	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	338	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	338	450*	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	338	450*	516*	622*	817*	840*	966*	1092*
	FMR											FMR	338	450	516	622	817	840	966	1092
MCKEAN	20%	51,300	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	365	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	365	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	365	473	507	584*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	365	486*	512*	584*	783*	842*	968*	1095*
	FMR											FMR	365	486	512	584	783	842	968	1095

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
MERCER	20%	53,800	7,540	8,620	9,700	10,760	11,640	12,500	13,360	14,220	15,060	20%	350	190	204	245	283	315	348	380
	40%	6/26/2010	15,080	17,240	19,400	21,520	23,280	25,000	26,720	28,440	30,120	40%	350	381	408	490	566	631	696	761
	50%		18,850	21,550	24,250	26,900	29,100	31,250	33,400	35,550	37,650	50%	350	466*	488*	595*	707~	788~	870~	952~
	60%		22,620	25,860	29,100	32,280	34,920	37,500	40,080	42,660	45,180	60%	350	466*	488*	595*	729*	801*	921*	1041*
	FMR												350	466	488	595	729	801	921	1041
MIFFLIN	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	306	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	306	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	306	408*	472*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	306	408*	472*	579*	752*	941*	1039	1124
	FMR												306	408	472	579	752	941	1082	1223
MONROE	20%	66,200	9,280	10,600	11,920	13,240	14,300	15,360	16,420	17,480	18,540	20%	445	234	250	301	348	388	428	468
	40%	6/26/2010	18,560	21,200	23,840	26,480	28,600	30,720	32,840	34,960	37,080	40%	445	468	501	602	696	776	856	936
	50%		23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	46,350	50%	445	585~	626~	752~	870~	970~	1070~	1171~
	60%		27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	55,620	60%	445	593*	730*	903~	1044~	1164~	1284~	1404~
	FMR												445	593	730	913	1166	1305	1501	1697
MONTGOMERY	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	20%	602	274	294	352	407	454	501	548
	40%	6/26/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	40%	602	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	50%	602	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	60%	602	803*	882	1057	1221	1363	1503	1644
	FMR												602	803	915	1095	1339	1615	1857	2100
MONTOUR	20%	59,100	8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	20%	389	207	221	266	307	343	378	413
	40%	6/26/2010	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	40%	389	414	443	532	615	686	757	827
	50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	50%	389	517	554	665	768	844*	946	1034
	60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	60%	389	518*	594*	684*	818*	844*	971*	1097*
	FMR												389	518	594	684	818	844	971	1097
NORTHAMPTON	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	20%	447	245	262	315	364	406	448	490
	40%	6/26/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	40%	447	490	525	630	728	812	896	980
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	50%	447	596*	656	787	910	1015	1120	1225
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	60%	447	596*	726*	859*	1092	1176*	1344	1470
	FMR												447	596	726	859	1112	1176	1352	1529
NORTHUMBERLAND	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	299	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	299	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	299	398*	507	579*	703	743*	854*	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	299	398*	519*	579*	717*	743*	854*	966*
	FMR												299	398	519	579	717	743	854	966

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
PERRY	20%	70,300	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760	19,880	20%	428	248	266	319	369	412	454	497
	40%	6/26/2010	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	40%	428	497	532	639	738	824	909	994
	50%		24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	50%	428	570*	651*	798	923	1030	1136	1242
	60%		29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	60%	428	570*	651*	820*	1035*	1073*	1234*	1395*
	FMR											FMR	428	570	651	820	1035	1073	1234	1395
PHILADELPHIA	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	20%	602	274	294	352	407	454	501	548
	40%	6/26/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	40%	602	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	50%	602	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	60%	602	803*	882	1057	1221	1363	1503	1644
	FMR											FMR	602	803	915	1095	1339	1615	1857	2100
PIKE	20%	63,800	9,080	10,380	11,680	12,960	14,000	15,040	16,080	17,120	18,140	20%	609	238	255	306	354	395	436	477
	40%	6/26/2010	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240	36,280	40%	609	477	511	613	709	791	872	955
	50%		22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,350	50%	609	596~	638~	766~	886~	988~	1090~	1193~
	60%		27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	54,420	60%	609	715~	766~	919~	1063~	1186~	1308~	1432~
	FMR											FMR	609	812	844	978	1324	1622	1865	2109
POTTER	20%	49,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	361	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	361	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	361	473	507	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	361	481*	522*	579*	767*	789*	907*	1026*
	FMR											FMR	361	481	522	579	767	789	907	1026
SCHUYLKILL	20%	54,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	290	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	290	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	290	386*	503*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	290	386*	503*	579*	723*	795*	914*	1034*
	FMR											FMR	290	386	503	579	723	795	914	1034
SNYDER	20%	53,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	302	190	203	244	282	315	347	380
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	302	380	407	489	564	630	695	760
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	302	402*	508~	611~	705~	787~	868~	950~
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	302	402*	528*	621*	777*	838*	964*	1089*
	FMR											FMR	302	402	528	621	777	838	964	1089
SOMERSET	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	361	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	361	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	361	473	481*	579*	703	753*	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	361	481*	481*	579*	712*	753*	866*	979*
	FMR											FMR	361	481	481	579	712	753	866	979

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
SULLIVAN	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	287	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	287	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	287	382*	507	587*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	287	382*	512*	587*	736*	876*	1007*	1124
	FMR											FMR	287	382	512	587	736	876	1007	1139
SUSQUEHANNA	20%	50,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	353	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	353	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	353	470*	507	600*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	353	470*	512*	600*	721*	795*	914*	1034*
	FMR											FMR	353	470	512	600	721	795	914	1034
TIOGA	20%	48,200	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	372	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	372	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	372	473	507	606*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	372	496*	545*	606*	796*	851*	979*	1106*
	FMR											FMR	372	496	545	606	796	851	979	1106
UNION	20%	59,200	8,300	9,480	10,660	11,840	12,800	13,740	14,700	15,640	16,580	20%	417	211	226	272	314	350	386	422
	40%	6/26/2010	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,160	40%	417	423	453	544	628	701	773	845
	50%		20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,450	50%	417	528~	566~	669*	785~	876~	966~	1057~
	60%		24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,740	60%	417	556*	579*	669*	879*	946*	1088*	1230*
	FMR											FMR	417	556	579	669	879	946	1088	1230
VENANGO	20%	50,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	334	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	334	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	334	445*	486*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	334	445*	486*	579*	731*	830*	955*	1079*
	FMR											FMR	334	445	486	579	731	830	955	1079
WARREN	20%	53,800	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	282	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	282	376	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	282	376*	483*	579*	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	282	376*	483*	579*	752*	796*	915*	1035*
	FMR											FMR	282	376	483	579	752	796	915	1035
WASHINGTON	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											FMR	417	556	610	730	907	980	1127	1274

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 MULTIFAMILY HOUSING PROGRAMS

MTXR046 12:50:38
 RUN DATE: 9/09/2010

INCOME AND RENT LIMITS

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT LEVEL	RENTS							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN		HOME SRO	SRO/ EFF	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM	6 BDRM
WAYNE	20%	53,300	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	20%	422	189	203	243	281	314	346	378
	40%	6/26/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	40%	422	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	50%	422	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	60%	422	562*	565*	710*	844	942	1039	1124
	FMR											422	562	565	710	887	1000	1150	1300	
WESTMORELAND	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	20%	417	220	236	283	327	365	403	441
	40%	6/26/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	40%	417	441	472	567	655	731	807	882
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	50%	417	551	590	708	819	913	1008	1102
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	60%	417	556*	610*	730*	907*	980*	1127*	1274*
	FMR											417	556	610	730	907	980	1127	1274	
WYOMING	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	20%	335	198	212	254	294	328	362	396
	40%	6/26/2010	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	40%	335	396	424	509	588	657	724	792
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	50%	335	446*	530	636	735	821~	905~	990~
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	60%	335	446*	532*	639*	810*	856*	984*	1113*
	FMR											335	446	532	639	810	856	984	1113	
YORK	20%	68,700	9,620	11,000	12,380	13,740	14,840	15,940	17,040	18,140	19,240	20%	380	240	257	309	357	398	439	481
	40%	6/26/2010	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280	38,480	40%	380	481	515	619	714	797	879	962
	50%		24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350	48,100	50%	380	506*	581*	737*	890*	923*	1061*	1200*
	60%		28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420	57,720	60%	380	506*	581*	737*	890*	923*	1061*	1200*
	FMR											380	506	581	737	890	923	1061	1200	

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

COUNTY	% OF MEDIAN INC	EFF. DATE	HOUSEHOLD SIZE									RENT									
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM			
ADAMS	20%	65,500	9,180	10,480	11,800	13,100	14,160	15,200	16,260	17,300	18,340	229	245	295	340	380	419	458			
	40%	5/14/2010	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	459	491	590	681	760	839	917			
	50%		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	573	614	737	851	950	1048	1146			
	60%		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	688	737	885	1022	1140	1258	1375			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	459	524	590	655	708	760	813	865	917
	50%												573	655	737	818	885	950	1016	1081	1146
	60%												688	786	885	982	1062	1140	1219	1297	1375
ALLEGHENY	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441			
	40%	5/14/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882			
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102			
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	441	504	567	630	681	731	782	832	882
	50%												551	630	708	787	851	913	977	1040	1102
	60%												661	756	850	945	1021	1096	1173	1248	1323
ARMSTRONG	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT																	
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS		
BEAVER	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441											
	40%	5/14/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882											
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102											
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323											
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS		
	40%											*	441	504	567	630	681	731	782	832	882								
	50%												551	630	708	787	851	913	977	1040	1102								
	60%												661	756	850	945	1021	1096	1173	1248	1323								
BEDFORD	20%	48,300	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378											
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757											
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946											
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135											
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS		
	40%											*	379	433	487	541	585	628	671	715	757								
	50%												473	541	608	676	731	785	838	893	946								
	60%												568	649	730	811	877	942	1006	1072	1135								
BERKS	20%	65,500	9,180	10,480	11,800	13,100	14,160	15,200	16,260	17,300	18,340	229	245	295	340	380	419	458											
	40%	5/14/2010	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	459	491	590	681	760	839	917											
	50%		22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	573	614	737	851	950	1048	1146											
	60%		27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	688	737	885	1022	1140	1258	1375											
HERA	20%		9,840	11,240	12,660	14,060	15,180	16,300	17,440	18,560	19,680	246	263	316	365	407	450	492											
HERA	40%		19,680	22,480	25,320	28,120	30,360	32,600	34,880	37,120	39,360	492	527	633	731	815	900	984											
HERA	50%		24,600	28,100	31,650	35,150	37,950	40,750	43,600	46,400	49,200	615	658	791	913	1018	1125	1230											
HERA	60%		29,520	33,720	37,980	42,180	45,540	48,900	52,320	55,680	59,040	738	790	949	1096	1222	1350	1476											
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS		
	40%											*	459	524	590	655	708	760	813	865	917								
	50%												573	655	737	818	885	950	1016	1081	1146								
	60%												688	786	885	982	1062	1140	1219	1297	1375								

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT									
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM			
BLAIR	20%	53,200	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135
BRADFORD	20%	50,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135
BUCKS	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548			
	40%	5/14/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096			
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370			
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	549	627	705	783	846	909	971	1034	1096
	50%												686	783	881	978	1057	1136	1213	1292	1370
	60%												823	940	1057	1174	1269	1363	1456	1551	1644

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT																
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
BUTLER	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441										
	40%	5/14/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882										
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102										
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323										
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	441	504	567	630	681	731	782	832	882							
	50%												551	630	708	787	851	913	977	1040	1102							
	60%												661	756	850	945	1021	1096	1173	1248	1323							
CAMBRIA	20%	49,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378										
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757										
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946										
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135										
HERA 20%		7,620	8,700	9,800	10,880	11,760	12,620	13,500	14,360	15,240	190	204	245	283	315	348	381											
HERA 40%		15,240	17,400	19,600	21,760	23,520	25,240	27,000	28,720	30,480	381	408	490	566	631	696	762											
HERA 50%		19,050	21,750	24,500	27,200	29,400	31,550	33,750	35,900	38,100	476	510	612	707	788	870	952											
HERA 60%		22,860	26,100	29,400	32,640	35,280	37,860	40,500	43,080	45,720	571	612	735	849	946	1044	1143											
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757							
	50%												473	541	608	676	731	785	838	893	946							
	60%												568	649	730	811	877	942	1006	1072	1135							
CAMERON	20%	51,600	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378										
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757										
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946										
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135										
HERA 20%		7,680	8,780	9,880	10,980	11,860	12,740	13,620	14,500	15,380	192	205	247	285	318	351	384											
HERA 40%		15,360	17,560	19,760	21,960	23,960	25,480	27,240	29,000	30,760	384	411	494	549	637	703	769											
HERA 50%		19,200	21,950	24,700	27,450	29,650	31,850	34,050	36,250	38,450	480	514	617	713	796	878	961											
HERA 60%		23,040	26,340	29,640	32,940	35,580	38,220	40,860	43,500	46,140	576	617	741	856	955	1054	1153											
																			1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757							
	50%												473	541	608	676	731	785	838	893	946							
	60%												568	649	730	811	877	942	1006	1072	1135							

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

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COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
CARBON	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	245	262	315	364	406	448	490
	40%	5/14/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	490	525	630	728	812	896	980
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	612	656	787	910	1015	1120	1225
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	735	787	945	1092	1218	1344	1470
	HERA 20%		9,820	11,220	12,620	14,020	15,140	16,260	17,380	18,500	19,620	245	263	315	364	406	448	490
	HERA 40%		19,640	22,440	25,240	28,040	30,280	32,520	34,760	37,000	39,240	491	526	631	729	813	897	981
	HERA 50%		24,550	28,050	31,550	35,050	37,850	40,650	43,450	46,250	49,050	613	657	788	911	1016	1121	1226
	HERA 60%		29,460	33,660	37,860	42,060	45,420	48,780	52,140	55,500	58,860	736	789	946	1093	1219	1345	1471
CENTRE	20%	66,300	9,300	10,620	11,940	13,260	14,340	15,400	16,460	17,520	18,560	232	249	298	345	385	424	464
	40%	5/14/2010	18,600	21,240	23,880	26,520	28,680	30,800	32,920	35,040	37,120	465	498	597	690	770	849	928
	50%		23,250	26,550	29,850	33,150	35,850	38,500	41,150	43,800	46,400	581	622	746	862	962	1061	1160
	60%		27,900	31,860	35,820	39,780	43,020	46,200	49,380	52,560	55,680	697	747	895	1035	1155	1274	1392
CHESTER	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548
	40%	5/14/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
CLARION	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
	HERA 20%		7,860	9,000	10,120	11,240	12,140	13,040	13,940	14,840	15,740	196	210	253	292	326	359	393
	HERA 40%		15,720	18,000	20,240	22,480	24,280	26,080	27,880	29,660	31,480	393	421	506	584	652	719	787
	HERA 50%		19,650	22,500	25,300	28,100	30,350	32,600	34,850	37,100	39,350	491	526	632	730	815	899	983
	HERA 60%		23,580	27,000	30,360	33,720	36,420	39,120	41,820	44,520	47,220	589	632	759	876	978	1079	1180
CLEARFIELD	20%	48,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
	HERA 20%		7,680	8,780	9,880	10,980	11,860	12,740	13,620	14,500	15,380	192	205	247	285	318	351	384
	HERA 40%		15,360	17,560	19,760	21,960	23,720	25,480	27,240	29,000	30,760	384	411	494	571	637	703	769
	HERA 50%		19,200	21,950	24,700	27,450	29,650	31,850	34,050	36,250	38,450	480	514	617	713	796	878	961
	HERA 60%		23,040	26,340	29,640	32,940	35,580	38,220	40,860	43,500	46,140	576	617	741	856	955	1054	1153
CLINTON	20%	49,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
	HERA 20%		7,660	8,760	9,840	10,940	11,820	12,700	13,560	14,440	15,320	191	205	246	284	317	350	383
	HERA 40%		15,320	17,520	19,680	21,880	23,640	25,400	27,120	28,880	30,640	383	410	492	569	635	700	766
	HERA 50%		19,150	21,900	24,600	27,350	29,550	31,750	33,900	36,100	38,300	478	513	615	711	793	875	957
	HERA 60%		22,980	26,280	29,520	32,820	35,460	38,100	40,680	43,320	45,960	574	615	738	853	952	1050	1149

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P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
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COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT								
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM		
DAUPHIN	20%	71,000	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760	19,880	248	266	319	369	412	454	497		
	40%	5/14/2010	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	497	532	639	738	824	909	994		
	50%		24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	621	665	798	923	1030	1136	1242		
	60%		29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	745	798	958	1107	1236	1364	1491		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 497	568	639	710	767	824	881	938	994
	50%											621	710	798	887	958	1030	1101	1172	1242
	60%											745	852	958	1065	1150	1236	1321	1407	1491
DELAWARE	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548		
	40%	5/14/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096		
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370		
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 549	627	705	783	846	909	971	1034	1096
	50%											686	783	881	978	1057	1136	1213	1292	1370
	60%											823	940	1057	1174	1269	1363	1456	1551	1644
ELK	20%	59,500	8,340	9,520	10,720	11,900	12,860	13,820	14,760	15,720	16,660	208	223	268	309	345	381	416		
	40%	5/14/2010	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	417	446	536	619	691	762	833		
	50%		20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	521	558	670	773	863	952	1041		
	60%		25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	625	669	804	928	1036	1143	1249		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 417	476	536	595	643	691	738	786	833
	50%											521	595	670	743	803	863	922	982	1041
	60%											625	714	804	892	964	1036	1107	1179	1249

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P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
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COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT							
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	
ERIE	20%	57,100	8,000	9,140	10,280	11,420	12,340	13,260	14,180	15,080	15,980	200	214	257	297	331	365	399	
	40%	5/14/2010	16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160	31,960	400	428	514	594	663	731	799	
	50%		20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	39,950	500	535	642	742	828	914	998	
	60%		24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	47,940	600	642	771	891	994	1097	1198	
	HERA 20%		8,020	9,160	10,320	11,460	12,380	13,300	14,220	15,120	16,040	200	214	258	298	332	366	401	
	HERA 40%		16,040	18,320	20,640	22,920	24,760	26,600	28,440	30,240	32,080	401	429	516	596	665	733	802	
	HERA 50%		20,050	22,900	25,800	28,650	30,950	33,250	35,550	37,800	40,100	501	536	645	745	831	916	1002	
	HERA 60%		24,060	27,480	30,960	34,380	37,140	39,900	42,660	45,360	48,120	601	644	774	894	997	1100	1203	
FAYETTE	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441	
	40%	5/14/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882	
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102	
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323	
FOREST	20%	44,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	

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			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM			
FRANKLIN	20%	63,100	8,840	10,100	11,360	12,620	13,640	14,640	15,660	16,660	17,660	221	236	284	328	366	404	441			
	40%	5/14/2010	17,680	20,200	22,720	25,240	27,280	29,280	31,320	33,320	35,320	442	473	568	656	732	808	883			
	50%		22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650	44,150	552	591	710	820	915	1010	1103			
	60%		26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980	52,980	663	710	852	984	1098	1212	1324			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	442	505	568	631	682	732	783	833	883
	50%												552	631	710	788	852	915	978	1041	1103
	60%												663	757	852	946	1023	1098	1174	1249	1324
FULTON	20%	52,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135
GREENE	20%	48,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
HERA	20%		7,620	8,700	9,800	10,880	11,760	12,620	13,500	14,360	15,240	190	204	245	283	315	348	381			
HERA	40%		15,240	17,400	19,600	21,760	23,520	25,240	27,000	28,720	30,480	381	408	490	566	631	696	762			
HERA	50%		19,050	21,750	24,500	27,200	29,400	31,550	33,750	35,900	38,100	476	510	612	707	788	870	952			
HERA	60%		22,860	26,100	29,400	32,640	35,280	37,860	40,500	43,080	45,720	571	612	735	849	946	1044	1143			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT							
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	
HUNTINGDON	20%	52,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	
	HERA 20%		7,600	8,680	9,780	10,860	11,720	12,600	13,460	14,340	15,200	190	203	244	282	315	347	380	
	HERA 40%		15,200	17,360	19,560	21,720	23,440	25,200	26,920	28,680	30,400	380	407	489	564	630	695	760	
	HERA 50%		19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850	38,000	475	508	611	705	787	868	950	
	HERA 60%		22,800	26,040	29,340	32,580	35,160	37,800	40,380	43,020	45,600	570	610	733	846	945	1042	1140	
INDIANA	20%	51,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	
	HERA 20%		7,640	8,740	9,820	10,920	11,800	12,660	13,540	14,420	15,280	191	204	245	284	316	349	382	
	HERA 40%		15,280	17,480	19,640	21,840	23,600	25,320	27,080	28,840	30,560	382	409	491	568	633	699	764	
	HERA 50%		19,100	21,850	24,550	27,300	29,500	31,650	33,850	36,050	38,200	477	511	613	710	791	873	955	
	HERA 60%		22,920	26,220	29,460	32,760	35,400	37,980	40,620	43,260	45,840	573	614	736	852	949	1048	1146	
JEFFERSON	20%	47,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
JUNIATA	20%	52,100	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
	HERA 20%		7,820	8,920	10,040	11,160	12,060	12,940	13,840	14,740	15,620	195	209	251	290	323	357	390
	HERA 40%		15,640	17,840	20,080	22,320	24,120	25,880	27,680	29,480	31,240	391	418	502	580	647	714	781
	HERA 50%		19,550	22,300	25,100	27,900	30,150	32,350	34,600	36,850	39,050	488	523	627	725	808	893	976
	HERA 60%		23,460	26,760	30,120	33,480	36,180	38,820	41,520	44,220	46,860	586	627	753	870	970	1071	1171
LACKAWANNA	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	198	212	254	294	328	361	395
	40%	5/14/2010	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	396	424	509	588	656	723	791
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	495	530	636	735	820	904	988
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	594	636	763	882	984	1085	1186
	HERA 20%		7,920	9,060	10,180	11,320	12,220	13,140	14,040	14,940	15,840	198	212	254	294	328	362	396
	HERA 40%		15,840	18,120	20,360	22,640	24,440	26,280	28,080	29,880	31,680	396	424	509	588	657	724	792
	HERA 50%		19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350	39,600	495	530	636	735	821	905	990
	HERA 60%		23,760	27,180	30,540	33,960	36,660	39,420	42,120	44,820	47,520	594	636	763	882	985	1086	1188
LANCASTER	20%	66,700	9,340	10,680	12,020	13,340	14,420	15,480	16,560	17,620	18,680	233	250	300	347	387	427	467
	40%	5/14/2010	18,680	21,360	24,040	26,680	28,840	30,960	33,120	35,240	37,360	467	500	601	694	774	854	934
	50%		23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050	46,700	583	625	751	867	967	1068	1167
	60%		28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860	56,040	700	750	901	1041	1161	1281	1401
	HERA 20%		9,440	10,780	12,140	13,480	14,560	15,640	16,720	17,800	18,880	236	252	303	350	391	431	472
	HERA 40%		18,880	21,560	24,280	26,960	29,120	31,280	33,440	35,600	37,760	472	505	607	701	782	863	944
	HERA 50%		23,600	26,950	30,350	33,700	36,400	39,100	41,800	44,500	47,200	590	631	758	876	977	1078	1180
	HERA 60%		28,320	32,340	36,420	40,440	43,680	46,920	50,160	53,400	56,640	708	758	910	1051	1173	1294	1416

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT									
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM			
LAWRENCE	20%	53,400	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	379	433	487	541	585	628	671	715	757
	50%												473	541	608	676	731	785	838	893	946
	60%												568	649	730	811	877	942	1006	1072	1135
LEBANON	20%	64,000	8,960	10,240	11,520	12,800	13,840	14,860	15,880	16,900	17,920	224	240	288	333	371	409	448			
	40%	5/14/2010	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800	35,840	448	480	576	666	743	819	896			
	50%		22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250	44,800	560	600	720	832	928	1024	1120			
	60%		26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700	53,760	672	720	864	999	1114	1229	1344			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	448	512	576	640	692	743	794	845	896
	50%												560	640	720	800	865	928	992	1056	1120
	60%												672	768	864	960	1038	1114	1191	1267	1344
LEHIGH	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	245	262	315	364	406	448	490			
	40%	5/14/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	490	525	630	728	812	896	980			
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	612	656	787	910	1015	1120	1225			
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	735	787	945	1092	1218	1344	1470			
HERA 20%		9,820	11,220	12,620	14,020	15,140	16,260	17,380	18,500	19,620	245	263	315	364	406	448	490				
HERA 40%		19,640	22,440	25,240	28,040	30,280	32,520	34,760	37,000	39,240	491	526	631	729	813	897	981				
HERA 50%		24,550	28,050	31,550	35,050	37,850	40,650	43,450	46,250	49,050	613	657	788	911	1016	1121	1226				
HERA 60%		29,460	33,660	37,860	42,060	45,420	48,780	52,140	55,500	58,860	736	789	946	1093	1219	1345	1471				
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
	40%											*	490	560	630	700	756	812	868	924	980
	50%												612	700	787	875	945	1015	1085	1155	1225
	60%												735	840	945	1050	1134	1218	1302	1386	1470

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT								
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM		
LUZERNE	20%	56,500	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	15,820	198	212	254	294	328	361	395		
	40%	5/14/2010	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	396	424	509	588	656	723	791		
	50%		19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	495	530	636	735	820	904	988		
	60%		23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	594	636	763	882	984	1085	1186		
HERA 20%		7,920	9,060	10,180	11,320	12,220	13,140	14,040	14,940	15,840	198	212	254	294	328	362	396			
HERA 40%		15,840	18,120	20,360	22,640	24,440	26,280	28,080	29,880	31,680	396	424	509	588	657	724	792			
HERA 50%		19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350	39,600	495	530	636	735	821	905	990			
HERA 60%		23,760	27,180	30,540	33,960	36,660	39,420	42,120	44,820	47,520	594	636	763	882	985	1086	1188			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%										*	396	452	509	565	611	656	701	746	791
	50%											495	565	636	706	763	820	876	932	988
	60%											594	678	763	847	916	984	1051	1119	1186
LYCOMING	20%	52,400	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378		
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757		
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946		
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%										*	379	433	487	541	585	628	671	715	757
	50%											473	541	608	676	731	785	838	893	946
	60%											568	649	730	811	877	942	1006	1072	1135
MCKEAN	20%	51,300	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378		
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757		
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946		
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%										*	379	433	487	541	585	628	671	715	757
	50%											473	541	608	676	731	785	838	893	946
	60%											568	649	730	811	877	942	1006	1072	1135

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
MERCER	20%	53,800	7,540	8,620	9,700	10,760	11,640	12,500	13,360	14,220	15,060	188	202	242	280	312	344	376
	40%	5/14/2010	15,080	17,240	19,400	21,520	23,280	25,000	26,720	28,440	30,120	377	404	485	560	625	689	753
	50%		18,850	21,550	24,250	26,900	29,100	31,250	33,400	35,550	37,650	471	505	606	700	781	861	941
	60%		22,620	25,860	29,100	32,280	34,920	37,500	40,080	42,660	45,180	565	606	727	840	937	1034	1129
	HERA 20%		7,680	8,760	9,860	10,960	11,840	12,720	13,600	14,460	15,340	192	205	246	285	318	350	383
	HERA 40%		15,360	17,520	19,720	21,920	23,680	25,440	27,200	28,920	30,680	384	411	493	570	636	701	767
	HERA 50%		19,200	21,900	24,650	27,400	29,600	31,800	34,000	36,150	38,350	480	513	616	712	795	876	958
	HERA 60%		23,040	26,280	29,580	32,880	35,520	38,160	40,800	43,380	46,020	576	616	739	855	954	1052	1150
MIFFLIN	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
MONROE	20%	66,200	9,280	10,600	11,920	13,240	14,300	15,360	16,420	17,480	18,540	232	248	298	344	384	423	463
	40%	5/14/2010	18,560	21,200	23,840	26,480	28,600	30,720	32,840	34,960	37,080	464	497	596	688	768	847	927
	50%		23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700	46,350	580	621	745	860	960	1059	1158
	60%		27,840	31,800	35,760	39,720	42,900	46,080	49,260	52,440	55,620	696	745	894	1032	1152	1271	1390
	HERA 20%		9,360	10,700	12,040	13,380	14,460	15,520	16,600	17,660	18,740	234	250	301	348	388	428	468
	HERA 40%		18,720	21,400	24,080	26,760	28,920	31,040	33,200	35,320	37,480	468	501	602	696	776	856	937
	HERA 50%		23,400	26,750	30,100	33,450	36,150	38,800	41,500	44,150	46,850	585	626	752	870	970	1070	1171
	HERA 60%		28,080	32,100	36,120	40,140	43,380	46,560	49,800	52,980	56,220	702	752	903	1044	1164	1284	1405

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT								
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM		
MONTGOMERY	20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548		
	40%	5/14/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096		
	50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370		
	60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 549	627	705	783	846	909	971	1034	1096
	50%											686	783	881	978	1057	1136	1213	1292	1370
	60%											823	940	1057	1174	1269	1363	1456	1551	1644
MONTOUR	20%	59,100	8,280	9,460	10,640	11,820	12,780	13,720	14,660	15,620	16,540	207	221	266	307	343	378	413		
	40%	5/14/2010	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,080	414	443	532	615	686	757	827		
	50%		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,350	517	554	665	768	857	946	1033		
	60%		24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,620	621	665	798	922	1029	1135	1240		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 414	473	532	591	639	686	733	781	827
	50%											517	591	665	738	798	857	916	976	1033
	60%											621	709	798	886	958	1029	1099	1171	1240
NORTHAMPTON	20%	70,000	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	245	262	315	364	406	448	490		
	40%	5/14/2010	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	490	525	630	728	812	896	980		
	50%		24,500	28,000	31,500	35,000	37,800	40,600	43,400	46,200	49,000	612	656	787	910	1015	1120	1225		
	60%		29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	58,800	735	787	945	1092	1218	1344	1470		
HERA	20%		9,820	11,220	12,620	14,020	15,140	16,260	17,380	18,500	19,620	245	263	315	364	406	448	490		
HERA	40%		19,640	22,440	25,240	28,040	30,280	32,520	34,760	37,000	39,240	491	526	631	729	813	897	981		
HERA	50%		24,550	28,050	31,550	35,050	37,850	40,650	43,450	46,250	49,050	613	657	788	911	1016	1121	1226		
HERA	60%		29,460	33,660	37,860	42,060	45,420	48,780	52,140	55,500	58,860	736	789	946	1093	1219	1345	1471		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 490	560	630	700	756	812	868	924	980
	50%											612	700	787	875	945	1015	1085	1155	1225
	60%											735	840	945	1050	1134	1218	1302	1386	1470

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT									
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM			
NORTHUMBERLAND	20%	51,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378			
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757			
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946			
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135			
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS	
		40%										*	379	433	487	541	585	628	671	715	757
		50%											473	541	608	676	731	785	838	893	946
		60%											568	649	730	811	877	942	1006	1072	1135
	PERRY	20%	70,300	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760	19,880	248	266	319	369	412	454	497		
		40%	5/14/2010	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	497	532	639	738	824	909	994		
		50%		24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	621	665	798	923	1030	1136	1242		
		60%		29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	745	798	958	1107	1236	1364	1491		
													1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
		40%										*	497	568	639	710	767	824	881	938	994
		50%											621	710	798	887	958	1030	1101	1172	1242
		60%											745	852	958	1065	1150	1236	1321	1407	1491
PHILADELPHIA		20%	78,300	10,980	12,540	14,100	15,660	16,920	18,180	19,420	20,680	21,920	274	294	352	407	454	501	548		
		40%	5/14/2010	21,960	25,080	28,200	31,320	33,840	36,360	38,840	41,360	43,840	549	588	705	814	909	1002	1096		
		50%		27,450	31,350	35,250	39,150	42,300	45,450	48,550	51,700	54,800	686	735	881	1018	1136	1253	1370		
		60%		32,940	37,620	42,300	46,980	50,760	54,540	58,260	62,040	65,760	823	882	1057	1221	1363	1503	1644		
													1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
		40%										*	549	627	705	783	846	909	971	1034	1096
		50%											686	783	881	978	1057	1136	1213	1292	1370
		60%											823	940	1057	1174	1269	1363	1456	1551	1644

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT							
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM	
SNYDER	20%	53,700	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	
	HERA 20%		7,600	8,680	9,780	10,860	11,720	12,600	13,460	14,340	15,200	190	203	244	282	315	347	380	
	HERA 40%		15,200	17,360	19,560	21,720	23,440	25,200	26,720	28,680	30,400	380	407	489	564	630	692	760	
	HERA 50%		19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850	38,000	475	508	611	705	787	868	950	
	HERA 60%		22,800	26,040	29,340	32,580	35,160	37,800	40,380	43,020	45,600	570	610	733	846	945	1042	1140	
SOMERSET	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	
	HERA 20%		7,680	8,780	9,880	10,980	11,860	12,740	13,620	14,500	15,380	192	205	247	285	318	351	384	
	HERA 40%		15,360	17,560	19,760	21,960	23,720	25,480	27,240	29,000	30,760	384	411	494	571	637	703	769	
	HERA 50%		19,200	21,950	24,700	27,450	29,650	31,850	34,050	36,250	38,450	480	514	617	713	796	878	961	
	HERA 60%		23,040	26,340	29,640	32,940	35,580	38,220	40,860	43,500	46,140	576	617	741	856	955	1054	1153	
SULLIVAN	20%	48,500	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378	
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757	
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946	
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135	
	HERA 20%		7,680	8,760	9,860	10,960	11,840	12,720	13,600	14,460	15,340	192	205	246	285	318	350	383	
	HERA 40%		15,360	17,520	19,720	21,920	23,680	25,440	27,200	28,920	30,680	384	411	493	570	636	701	767	
	HERA 50%		19,200	21,900	24,650	27,400	29,600	31,800	34,000	36,150	38,350	480	513	616	712	795	876	958	
	HERA 60%		23,040	26,280	29,580	32,880	35,520	38,160	40,800	43,380	46,020	576	616	739	855	954	1052	1150	

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT						
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM
SUSQUEHANNA	20%	50,900	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
TIOGA	20%	48,200	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135
UNION	20%	59,200	8,300	9,480	10,660	11,840	12,800	13,740	14,700	15,640	16,580	207	222	266	308	343	379	414
	40%	5/14/2010	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,160	415	444	533	616	687	758	829
	50%		20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,450	518	555	666	770	858	948	1036
	60%		24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,740	622	666	799	924	1030	1137	1243
	HERA 20%		8,460	9,660	10,880	12,080	13,040	14,020	14,980	15,940	16,920	211	226	272	314	350	386	423
	HERA 40%		16,920	19,320	21,760	24,160	26,080	28,040	29,960	31,880	33,840	423	453	544	628	701	773	846
	HERA 50%		21,150	24,150	27,200	30,200	32,600	35,050	37,450	39,850	42,300	528	566	680	785	876	966	1057
	HERA 60%		25,380	28,980	32,640	36,240	39,120	42,060	44,940	47,820	50,760	634	679	816	942	1051	1159	1269

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P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN	MEDIAN INC EFF. DATE	HOUSEHOLD SIZE									RENT								
			1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM		
VENANGO	20%	50,000	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378		
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757		
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946		
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 379	433	487	541	585	628	671	715	757
	50%											473	541	608	676	731	785	838	893	946
	60%											568	649	730	811	877	942	1006	1072	1135
WARREN	20%	53,800	7,580	8,660	9,740	10,820	11,700	12,560	13,420	14,300	15,140	189	203	243	281	314	346	378		
	40%	5/14/2010	15,160	17,320	19,480	21,640	23,400	25,120	26,840	28,600	30,280	379	406	487	563	628	693	757		
	50%		18,950	21,650	24,350	27,050	29,250	31,400	33,550	35,750	37,850	473	507	608	703	785	866	946		
	60%		22,740	25,980	29,220	32,460	35,100	37,680	40,260	42,900	45,420	568	609	730	844	942	1039	1135		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 379	433	487	541	585	628	671	715	757
	50%											473	541	608	676	731	785	838	893	946
	60%											568	649	730	811	877	942	1006	1072	1135
WASHINGTON	20%	63,000	8,820	10,080	11,340	12,600	13,620	14,620	15,640	16,640	17,640	220	236	283	327	365	403	441		
	40%	5/14/2010	17,640	20,160	22,680	25,200	27,240	29,240	31,280	33,280	35,280	441	472	567	655	731	807	882		
	50%		22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600	44,100	551	590	708	819	913	1008	1102		
	60%		26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920	52,920	661	708	850	983	1096	1210	1323		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 441	504	567	630	681	731	782	832	882
	50%											551	630	708	787	851	913	977	1040	1102
	60%											661	756	850	945	1021	1096	1173	1248	1323

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

P E N N S Y L V A N I A H O U S I N G F I N A N C E A G E N C Y
 LOW INCOME HOUSING TAX CREDIT PROGRAM
 INCOME LIMITS / RENTS AT 20%, 40%, 50% AND 60% OF 2010 AREA MEDIAN INCOME

MTXR041 14:26:28
 RUN DATE: 8/09/2010

COUNTY	% OF MEDIAN INC		HOUSEHOLD SIZE									RENT								
	MEDIAN	EFF. DATE	1 PERSN	2 PERSN	3 PERSN	4 PERSN	5 PERSN	6 PERSN	7 PERSN	8 PERSN	9 PERSN	EFF	1BRM	2BRM	3BRM	4BRM	5BRM	6BRM		
YORK	20%	68,700	9,620	11,000	12,380	13,740	14,840	15,940	17,040	18,140	19,240	240	257	309	357	398	439	481		
	40%	5/14/2010	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280	38,480	481	515	619	714	797	879	962		
	50%		24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350	48,100	601	644	773	893	996	1099	1202		
	60%		28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420	57,720	721	773	928	1071	1195	1319	1443		
												1 PER	2 PERS	3 PERS	4 PERS	5 PERS	6 PERS	7 PERS	8 PERS	9 PERS
	40%											* 481	550	619	687	742	797	852	907	962
	50%											601	687	773	858	927	996	1065	1133	1202
	60%											721	825	928	1030	1113	1195	1278	1360	1443

* Per person rent formulas pertain to properties with Pre-1990 tax credit allocations only.

AGENCY FEE SCHEDULE

The fees outlined herein are applicable to all applicants seeking Agency resources and should be included in the development budget of the Application. Interest rates and annual expenses are determined during underwriting based upon market conditions. All fees are non-refundable, non-transferable and due as designated in this schedule.

Application Fees		
9% Tax Credits, PennHOMES, Taxable Bond Loans		
Preliminary	\$2,000	due with submission
Underwriting	\$1,000	due with submission
Tax-Exempt Bonds	\$3,000	due with submission

Tax Credit Program Fees		
9% Tax Credits		
Credit Reservation	6%	of annual credit, due 2 weeks after reservation date
Carryover Allocation	\$1,000	due with submission of Executed Carryover Agreement
Cost Certification	\$1,000	due with submission of placed-in-service package
Cost Certification 30 Day Extension	\$500	See Placed-in-Service package for required extension fees
4% Tax Credit w/ Tax-Exempt Bonds		
Cost Certification	\$1,000	due with submission of placed-in-service package
Credit Allocation	6%	of annual credit, due 2 weeks after completion of Cost Certification review

Construction, Equity Bridge, PennHOMES Loans		
Loan Reservation	\$1,000	due 2 weeks after reservation date
Loan Reservation 90 Day Extension	\$1,000	due with request
Origination		
Construction	1.50%	due at Initial Closing
PennHOMES	0.25%	due at Initial Closing
Equity Bridge	0.25%	due at Initial Closing
Agency Legal	\$5,000	minimum, due at Initial Closing
Construction Monitoring	\$500	per month for the anticipated construction period, due at Initial Closing

Permanent Loans based on Agency Issued Bonds		
Origination	1.50%	due at Initial Closing
Credit Enhancement	0.50%	due at Initial Closing
Cost of Issuance/Underwriters Discount		
Tax Exempt	3.00%	based on market conditions, due at Initial Closing
Taxable	1.00%	based on market conditions, due at Initial Closing
Agency Legal	\$5,000	minimum, due at Initial Closing
Construction Monitoring	\$500	per month for the anticipated construction period, due at Initial Closing

Modification Fees (all programs)	\$500	per requested change (max.\$2,000 per submission), due with submission at any point from application to placed-in-service
Missing Documents Fees (all programs)	\$500	per missing item (max.\$2,000 per submission), due with submission of missing item(s) from application to placed-in-service
Compliance & Asset Monitoring Fees (all programs)		
Tax Credit Program (not duplicated w/ Loans)	\$800	per unit, due at Cost Certification
Loan Programs	\$800	per unit, due at Initial Closing
Non-Compliance	\$25	per unit, due with submission of resolution package
Subsidy Layering (all programs)	\$2,000	due with request to perform a subsidy layering review

DEVELOPMENT COST LIMITS

The development costs, fees, and expenses contained herein are the **maximum amounts that may be included in total development cost** and, if applicable, the Tax Credit eligible basis of the development. These limitations will apply through cost certification. Applicants who are applying for additional Tax Credits in a subsequent year will be subject to the limitations in effect for the year in which the initial Application was approved. Only those expenses properly chargeable to a capital account may be included in the Tax Credit eligible basis of the property. Expenses and fees may be required to be documented. The Agency reserves the right to review all costs and to disallow any costs which appear to be unreasonable.

Construction Costs

Construction costs will be reviewed on both a per unit and a per square foot basis. The Agency will determine the reasonableness of the construction costs based on type of rehabilitation or new construction proposed and the geographic area in which the development is located. The breakdown of construction costs must be based upon the Construction Specification Institute's ("CSI") divisions of construction costs. *Note:* Construction fees that were disallowed at any stage in processing because they exceeded the limitations set forth herein may not be reallocated at a future date to other construction line items.

General Requirements: General Requirements will be limited to 6% of construction costs. Fees for "Clerk of the Works" and Construction Managers will also be included in the 6% cap. Builder's overhead, builder's profit, bond premium, construction contingency and building permits are not included in this calculation. General Requirements of the general contractor include, but are not limited to: attendance at development meetings; submittal of construction schedules, shop drawings, and progress reports; supplying of temporary facilities, controls, and utilities; handling of material and equipment including transportation and storage of materials; and development close-out requirements including clean up, final inspection, and punch list.

Builder's Overhead: Builder's Overhead is defined as expenses necessary to the operation of a construction business and is limited to 2% of the construction costs, which includes General Requirements.

Builder's Profit: Builder's Profit is limited to 6% of the construction costs, which includes General Requirements.

Bond Premium: The contractor must procure a Performance Bond and a Payment Bond, each in the amount of 100% of the Construction Contract Sum, or an unconditional and irrevocable letter of credit in the amount of 25% of the contract sum.

Building Permits: If the Contractor is responsible for obtaining permits, the cost of all permitting shall be included in construction costs.

Construction Contingency: A construction contingency may be budgeted to pay for additional construction costs that may result from unforeseen circumstances arising during construction. For Agency loan applicants, the following contingency amount must be included in the development budget, 3% of improvement cost as defined under Architect Fees for New Construction and 5% of improvement cost as defined under Architect Fees for Rehabilitation and Preservation.

For developments that consist of both new construction and substantial rehabilitation, the maximum contingency will be pro-rated.

Agency loan applicants: An unconditional and irrevocable letter of credit by a qualified financial institution may be used in lieu of cash for the construction contingency.

For Agency loan Applications - Retainage: Ten percent (10%) of each payment request for a construction item shall be retained by PHFA. The percentage retained may be reduced to five percent (5%) after construction has been fifty percent (50%) completed. Upon Substantial Completion, the percentage retained may be reduced to two and one-half percent (2.5%). In the event of multiple Certificates of Substantial Completion being issued for phased projects, reduction to two and one-half percent (2.5%) will be considered only after the final phase of the whole is accepted. The balance due to the contractor shall be payable at final loan closing provided the work is fully completed and contractor has complied with all provisions of the Agreement and Addendum to the Owner's and the Agency's satisfaction, including, but not limited to, submission and approval of the contractor's certificate of actual cost to the Agency and receipt of all certificates of occupancy for all units by Owner and PHFA.

Fees

Architect Fees: The maximum allowable architectural fees for both design and construction administration are computed as a percentage of the total construction cost, including contingency, as listed in the Development Budget in the Application. The exact amount of the allowable fee must be determined by interpolation based upon the following chart. Design fees must be charged at a maximum of 75% of the total fee. Full architectural, structural, mechanical and electrical drawings and specifications must be provided. Construction administration fees must be charged at a minimum of 25% of the total fee and shall include site visits at a minimum frequency of once every two weeks. For Applications with a separate Landscape Architect or other consultants, the combined fee is subject to the limitations set forth below. Architects reimbursable expenses may be charged for reproduction of drawings and specifications, distance traveled over 100 miles in a single trip and overnight lodging only. All fees that may be considered reimbursable must be included within the Architect's fee limits.

Total Construction Costs (Including Contingency)	Regular Developments	Complex Developments	Rehabilitation and Restoration Developments
\$100,000	9.50%	10.00%	10.50%
1,000,000	7.31%	7.53%	7.91%
3,000,000	6.57%	6.72%	7.01%
5,000,000	6.04%	6.19%	6.50%
7,000,000	5.50%	5.65%	5.93%
10,000,000	4.83%	4.98%	5.23%
15,000,000	4.63%	4.78%	5.02%
20,000,000	4.42%	4.59%	4.82%
25,000,000	4.27%	4.46%	4.68%
Over \$25,000,000	To be negotiated and approved by Agency staff		

Professional fees must be based on the construction cost budget established and submitted with the application. Adjustments may be made with subsequent changes in construction costs.

A "Regular Development" is defined as a townhouse, walk-up flat, and one-story type development.

A "Complex Development" is defined as low-rise, mid-rise, and high-rise elevator buildings and buildings with central heating and hot water systems.

A "Rehabilitation and Restoration Development" is defined as a building that is being converted from another use into housing, or a major renovation/rehabilitation of a building currently used for housing.

For “Preservation Developments”, the Agency reserves the right to adjust the Architect fees based upon the scope of work associated with the development and the services provided.

The Agency may consider increased fees for additional services including but not limited to energy conservation consultant's certification, LEED certification, historical reviews and approvals or other unusual conditions. A waiver request must be submitted with a detailed justification for the additional fees. (Include waiver in tab #29.)

Engineering Fees: Professional fees for civil engineering services, including Land Development Plan Approval where applicable, must be established by a separate prime contract between the Civil Engineer and the Owner. The Architect, Landscape Architect and Civil Engineer must fully and completely coordinate their design work and documents. During construction, the civil Engineer must make site visits as needed and be present at each monthly Pay-Out meeting where payment for site work is requested. Civil Engineer professional fees must include fully executed Land Development Planning documents approved by the governing municipality and Construction Documents (drawings and specifications) in sufficient detail to construct the development in conformance with the approved Land Development Plan.

Civil engineering fees shall not exceed 15% of the total of Site work and Offsite Improvements costs listed on the Development Budget in the Multifamily Housing Application. Higher fees may be allowed by the Agency if a waiver request is submitted with a detailed justification for the increased fees. (Include waiver in tab #29.)

Appraisal: If the Application qualifies for Acquisition Tax Credits, a pro-rated portion (building value divided by the total land and building acquisition cost recognized by the Agency) of the total cost may be included in Acquisition Tax Credit basis. None of the cost should be allocated to Rehabilitation/New Construction Tax Credit basis.

Legal Fees: Following are the general guidelines to be applied by the Agency in review of legal fees for inclusion in the budget for developments seeking PennHOMES Program funding, Agency financing, or Tax Credits. Please note that these guidelines should be provided to all legal professionals engaged in the development process as soon as possible to minimize confusion about how the Agency will review fees during the underwriting and disbursement process.

All requests for payment of fees to developer's counsel shall be for work completed by counsel and accompanied by detailed and itemized statements on the letterhead of the firm. The total amount of developer's real estate counsel fees shall not exceed \$80,000. This fee is the maximum allowable and includes all fees, travel, expenses, incidentals, and other costs incurred by the firm or the counsel in connection with the work. The Agency may allow payment (and inclusion in Tax Credit eligible basis) of documented additional legal fees attributable to matters such as 1.) NIMBY litigation; 2.) document preparation and negotiation with the U.S. Department of Housing and Urban Development for preservation or Hope IV transactions; 3.) document preparation and loan negotiation for transactions involving more than three funding sources; or 4.) additional legal work deemed reasonable in the Agency's sole discretion. Such additional fees may not exceed \$20,000 per development. Syndication legal expenses and legal fees charged by the financial institution(s) providing financing to the development are in addition to the \$80,000 cap. (These fees are not generally included in Agency financing and must be paid from developer fee or equity.)

Fees are limited to invoices from only one member of a firm for internal meetings and conferences dealing with specific real estate matters. It is the Agency's policy to disallow amounts charged by the higher paid of the partners or associates for interoffice conferences.

Fees must be itemized specifically detailing property real estate work, acquisition legal expenses, obtaining financing and syndication costs.

For Agency loan applicants: The Agency shall review the itemized statements and authorize payment of counsel's fees only for property real estate work. Counsel seeking reimbursement for fees at the initial loan closing must submit statements for Agency review and approval at least five business days prior to closing. The developer must approve the statements prior to submission to the Agency.

The amount of fees budgeted for a development will determine the maximum allowable amount of fees available for payment from development funds. Therefore, if the amount budgeted for legal fees is less than the actual amount later incurred by the counsel, there will be no reimbursement for such overages by the Agency (unless the Agency has been advised of the change and the budget has been amended to reflect such change in advance of the development closing, Tax Credit reservation, or allocation).

As a reminder, legal fees and costs incurred in the preparation and review of any aspect of a Tax Credit Application will not be reimbursed or paid by the Agency as a mortgagable item. Additionally, no fees related to syndication, tax review for the partnership, or developer matters other than the acquisition of the real estate, property development, or loan closing will be allowable. These fees must be reimbursed and charged against the Developer's Fee.

Cost Certification/Accounting: Accounting costs for completing audits or cost certifications required by the Agency or another governmental entity providing funds to the development are permitted charges. Accounting fees are based on actual costs of the accounting firm. For budget purposes Accounting/Cost Certification fees may not exceed \$15,000.

Accounting charges relating to the syndication of the development, such as financial projections, annual partnership tax return fees, or preparation of financial statements, must be shown as a separate line item under Syndication Fees and Expenses. Fees paid to an accountant for housing consultant services are not considered to be accounting fees for syndication purposes and must be paid from the Developer's Fee.

If the Application qualifies for Acquisition Tax Credits, a portion of the cost must be allocated to Acquisition Tax Credit Basis. The percentage that is the estimated Acquisition Basis divided by the combined Acquisition and Rehabilitation Tax Credit basis must be charged to Acquisition Tax Credit basis. The remaining cost not reflected in acquisition basis may be allocated to Rehabilitation Tax Credit basis.

Historic Consultant: For developments utilizing historic rehabilitation tax credits, the Agency will allow a reasonable historic consultant fee in both total development cost and eligible basis. The historic consultant fee may not exceed the lesser of 0.75% of the eligible basis for the historic rehabilitation tax credit or \$30,000. A contract to provide historic consultant services must be submitted with the Application.

Housing Consultant/Organizational Expense: All consultant fees, other than the historic consultant as described above, and organizational costs are required to be paid from the Developer's Fee. These fees may not be listed as separate line items on the Application documents. Consultant fees include all fees paid for professional advice and services related to packaging an Application.

Miscellaneous Development Charges

Furnishings: Furniture and equipment will be limited in total development cost and eligible basis to \$1,000 per unit unless the development is comprised of single room occupancy units or for developments with 24 or less units. For developments with 24 or less units or SRO units, an amount greater than \$1,000 per unit may be permitted if an itemized breakdown of the costs which will be reviewed by the Agency to determine reasonableness is provided with the application. Invoices for furnishings will be required to be submitted at cost certification. **Furnishings and equipment for commercial space must be purchased outside of the tax credit budget, and will not be recognized in either the total development cost or the eligible basis of the tax credit development.**

Rent-Up: Costs incurred for rent-up should be limited to pre-operational expenses incurred during the 120 day periods prior to initial occupancy and shall not exceed \$1,200 per unit. A budget to reflect the estimated expenses must be included in the application.

Relocation: Must provide a detailed breakdown of the costs included in the application.

Utility Tap in, Hook-up & Municipal Fees: An itemized breakdown of the utility tap in, hook-ups, municipal fees, and any other fees included in this line item must be provided. Also include Building Permit fees if paid by the Owner.

Credit Report: Charges for a credit report will be limited to \$500.

Construction and Financing Charges

Construction Loan Interest: Construction period interest within the meaning of Section 263 A(f) of the Internal Revenue Code allocable to the construction or rehabilitation of a building is a qualifying cost. Verification of the interest expense from the financial institution providing the interim financing must be provided. For developments containing multiple buildings, only that interest incurred from the start of construction to the placed-in-service date of each building can be included in Tax Credit Basis. Upon construction completion, a schedule of construction loan interest that itemizes, by building, interest incurred from the initiation to the completion of construction must be provided. Interest incurred after the completion date may not be capitalized and is not includible in eligible basis.

The Agency reserves the right to determine whether or not a construction loan is actually an equity bridge loan, in full or in part, and may reclassify construction financing expenses to syndication expenses.

Financing Fees: Only those financing fees applicable to the construction financing of the development are includible in eligible basis. Verification of these costs from the financial institution providing the construction financing must be provided. A financing fee that encompasses both the construction and permanent financing must be pro-rated between the actual term of the construction period and the term of the permanent financing.

Taxes During Construction: Only those real estate taxes allocable to the construction period may be included in the eligible basis of the property. For occupied buildings, indicate what percent of this cost is classified as an operating cost and what percent is chargeable to a capital account.

Real estate taxes during construction will be determined in accordance with the current tax assessment and millages applicable from the "Notice to Proceed" to construction completion. The latest tax bills available should be submitted with the Application to substantiate this amount.

Insurance: Only those insurance costs allocable to the construction period may be included in the eligible basis of the property. For occupied buildings, indicate what percent of this cost is classified as an operating cost and what percent is chargeable to a capital account.

The general contractor's builder's risk policy is part of the construction costs and must be included in the construction contract under either General Requirements or Builder's overhead.

Title & Recording: Acceptable costs are those costs related to obtaining title insurance in the amount of the mortgage(s), recording costs, and transfer taxes. Transfer taxes are limited to costs incurred at time of initial loan closing and must be documented. The Agency will only recognize one half of the transfer tax in the budget. The other half is the responsibility of the seller. The Agency will also recognize costs related to the obtaining of title insurance for other funding sources (i.e. FHLB, CDBG, HOME, etc.).

Costs related to obtaining title insurance for the equity investor or syndicator must be shown as syndication costs and may not be included in eligible basis.

If the application qualifies for Acquisition Tax Credits, a prorated portion (building value divided by the total land and building acquisition cost) of the total cost may be included in Acquisition Tax Credit basis. None of the cost should be allocated to Rehabilitation Tax Credit basis.

Land and Building Purchase

Acquisition of Existing Structures: The acquisition costs recognized by the Agency will be determined by the criteria outlined below.

In instances where the transfer of title occurs within a one-year period prior to closing, the recognized value of land will be the lower of the purchase price or the as-is appraised value. Under no circumstances will the Agency recognize more than the as-is appraised value.

If the site has been owned by a General Partner or a related entity for a period of more than one year, the as-is appraised value may be recognized provided the Sales Agreement with the limited partnership supports the as-is appraised value.

For related party transfers, if the transfer occurs within one year of the original purchase, the Agency will recognize only the price the developer paid for the land and building and the settlement costs as set forth on the settlement statement.

The Agency may also recognize costs to stabilize or improve the value of the property incurred from the time of the original purchase until the date of the Application. Documentation supporting these costs must be submitted with the Application. The Agency will review these costs for reasonableness and confirm that none of them are already included in the development budget. If the property is held for more than one year, the Agency may accept an as-is appraisal or update to determine the acquisition price. This appraisal is subject to Agency approval.

Property acquired through a public acquisition process, i.e., eminent domain, donor taker programs, urban redevelopment, etc., for a nominal consideration, is excluded from this section. If costs were incurred with the site acquisition that did not exceed the as-is appraised value, they may be recognized in total development costs.

All appraisals must be in compliance with the Agency's As-Is Appraisal Requirements. The appraisal must assign a separate value for both the land and the building. In its discretion, the Agency may commission an independent appraiser to perform an independent appraisal.

Tax Credit applicants requesting Acquisition Tax Credits: An "As-Is" appraisal is required for all Applications requesting Acquisition Tax Credits. All costs associated with the acquisition of the property and chargeable to a capital account may be included in the eligible

basis for the Acquisition Tax Credit. The value attributable to the land must be deducted from the adjusted basis of the property prior to determining the eligible basis. All closing fees including fees paid to brokerage firms must be allocated between land and building based on the appraised values.

Holding Costs: Certain costs of acquisition may be itemized separately from the actual land and building purchase on the development budget. These costs include, but are not limited to, utilities, real estate taxes, etc. These costs may include site improvements during the option period, finance and carrying costs, payment of lien from judgments, and other costs associated with owning the property. The applicant must provide documentation to support the expenditures, i.e., paid invoices, satisfied tax liens, etc. Holding costs and carrying charges incurred prior to the Application date will not be recognized as part of the total development costs of the development. For applications requesting Rehabilitation Tax Credits, project costs can only be accrued for a 24 month period. Therefore, only holding costs that occur within this 24 month period will be recognized.

Other Acquisition Costs: Some other acquisition costs may be Tax Credit basis eligible. If the Application qualifies for Acquisition Tax Credits, a pro-rated portion (building value divided by the total land and building acquisition cost) of the total cost may be included in Acquisition Tax Credit basis. None of the costs should be allocated to Rehabilitation Tax Credit basis.

Development Reserves

For **all** of the Reserves outlined below, the limited partnership agreement must include a provision addressing the terms and conditions for disbursement from the reserve that specifically states that in the event the reserve is not used for its intended purpose, any funds remaining in the reserve at the end of the compliance period or sale of the property, whichever is earlier, must be used to reduce any outstanding debt on the development.

Operating Reserve: An operating reserve, funded with cash or funded with an irrevocable and unconditional letter of credit, may be recognized in total development costs. The minimum required reserve is an amount that is four months of projected operating expenses, reserve deposits, and amortizing debt service. The maximum reserve is nine months of projected operating expenses, reserve deposits, and amortizing debt service. The operating reserve may not be used to fund projected operating deficits. Furthermore, applications projecting operating losses will be deemed financially infeasible.

For Tax Credit Only applicants: Preservation or other applications which include buildings that have a history of sustaining occupancy, an operating reserve should not be necessary and will not be recognized as a development cost.

For Agency loan applicants: The Operating Reserve will be held by the Agency until actual construction completion, achievement of two years of positive cash flow and satisfactory management and maintenance of the property. If cash is provided, amounts remaining in the Operating Reserve will be applied to an outstanding Agency loan. In the event the Operating Reserve is funded by a letter of credit, it will not be recognized in the replacement cost of the development.

If a development is also including a Transformation Reserve as defined below, the Operating Reserve maximum is limited to only six months of projected operating expenses, reserve deposits, and amortizing debt service.

Transformation Reserve: Included with the Application must be documentation from both the lender and investor verifying the necessity for this reserve, along with a detailed analysis of the method used to calculate it. The Agency will review the Application and documentation supporting this reserve to determine its reasonableness. For HOPE VI or other public housing authority subsidized developments, a transformation reserve not to exceed one year

of the ACC subsidy may be recognized in total development costs. This reserve is in addition to a six month operating reserve maximum.

Rental Subsidy Fund: The Rental Subsidy Fund is a voluntary fund established to subsidize rent categories as delineated below for the first 15 years of the compliance period. The funds must be held in an escrow account by an independent third party. A Rental Subsidy Fund will be allowed if the applicant demonstrates a compelling need for the reserve based upon the targeted income level of the tenant to be residing in the unit and a projected operating budget that is within a reasonable per unit range as determined by the Agency. If the amount of the Rental Subsidy has been trended at the current Agency underwriting requirement of 2%, the owner must demonstrate that the funds will be invested at a current market interest rate. For developments with any amortizing debt in its financing plan, a rental subsidy amount may not be included in the rental income projections.

A narrative must be included in tab #2 that demonstrates the source of funding and how it will be used to reduce rents. In no event, however, will the Rental Subsidy be permitted on rents above the 50% median income level. A letter from the anticipated escrow agent and a copy of the draft escrow agreement must be included in the Application acknowledging their intent to act as disbursing agent and the proposed terms of disbursement.

The following are the categories for which a Rental Subsidy Fund will be permitted:

- Rental Subsidy for Accessible Units – In the event the Rental Subsidy is funding accessible units at 20% of area median income this subsidy is only permissible for households whose gross incomes do not exceed 50% of the area median income. The total number of subsidized units must also be tied to the corresponding number of accessible units. A preference for the 20% Rental Subsidy must be given to persons with disabilities.
- Rental Subsidy for 40% Units – In the event the Rental Subsidy is established to fund rents for residents at or below 40% of area median income, the subsidy is only permissible for households whose gross incomes do not exceed 40% of area median income.

Rents may not exceed 50 % AMI rents when an internal Rental Subsidy is being utilized.

Development Contingency Fund (Agency loan applicants only): The Agency requires owners of developments with 12 or more units to provide a development contingency fund (“DCF”) consisting of an irrevocable and unconditional letter of credit or cash equal to 4% of total Agency financing at initial loan closing. The DCF is provided to pre-fund construction change orders and to ensure timely performance of the loan conditions. The Agency may apply the DCF to provide capital for operating deficits and physical or maintenance deficiencies. At initial occupancy, it must be replenished to equal 4% of the Agency loan. The DCF will be held by the Agency and released two years after construction completion or the Agency’s final cost certification, whichever is later. If cash is provided, amounts remaining in the DCF will be applied to the outstanding Agency loan. If the DCF is in the form of a cash deposit, the amount included in the development budget must be funded by the reinvestment of Developer’s Fee, and the reinvestment of Developer’s Fee included as a source of funding in the budget. In the event the DCF is funded by a letter of credit, the fee will be recognized in the replacement cost but not for determining Tax Credit eligible basis of the development.

Real Estate Taxes (first year escrow for Agency Loan Applications Only): This represents the estimate of first year taxes at full assessment after rehabilitation or construction. A detailed calculation of taxes, including a letter from the county tax assessor, should be submitted with the Application. Any applicable tax abatement information should be included with the Application. In addition, the Tax Escrow cannot be counted toward the minimum four

month operating reserve. For preservation or other Applications which include buildings which have a history of sustaining occupancy, a real estate tax escrow should not be included in the development budget.

Insurance (first year escrow for Agency Loan Applications Only): The Agency will require an insurance quote with the original Application for all properties of 12 units or more. The quote must include the cost of hazard, general liability, and any other applicable premiums for the first year of operations. The Agency will also require the submission of an updated insurance quote prior to loan commitment. In addition, the Insurance Escrow cannot be counted toward the minimum four month operating reserve. For preservation or other Applications which include buildings which have a history of sustaining occupancy, an insurance escrow should not be included in the development budget.

The Agency reserves the right to request a quote for properties of eleven units or less if the reasonableness of the amount budgeted is in question.

Supportive Services Escrow: A supportive services reserve will only be recognized for those developments in which a third party is responsible for the disbursement of the funds. For proposals in which the nonprofit general partner is also the supportive services provider, the limited partner may be responsible for the disbursement of the funds. A draft supportive services escrow agreement which clearly delineates the procedure for disbursement must be provided with the Application. A letter of intent to enter into the escrow agreement must be executed by all partners. If the supportive services escrow has been budgeted to pay for services outlined in a supportive services plan submitted for consideration of points in application ranking, and that plan is not approved by the Agency, the supportive services escrow will not be included in total development cost.

PennHOMES applicants only: Philadelphia Applications for general occupancy developments must either escrow \$5,000 per unit to pay for supportive services for the residents or request a waiver of the escrow requirement as discussed in the Program Guidelines. The Agency will provide 100% match for the applicant's contribution of \$2,500 per unit. However, the total PennHOMES loan may not exceed \$1,500,000.

Replacement Reserves: Please see Operating Budget instructions.

Developer's Fee

The developer's fee, which is meant to compensate the developer for staff time, effort and work involved in the development of the property, includes developer's expenses, overhead, profit and consulting fees or other fees and costs that are above the maximums allowed by the Agency. For developments that have 25 or more units, the developer's fee is limited to 15 percent of the first \$10 million of replacement cost of the development less all costs of acquisition and 10 percent on every \$1 of replacement cost thereafter. For developments of 24 units or less, the developer's fee is limited to 20 percent of the replacement cost of the development less all costs of acquisition. Additional developer's fee will not be available for applications requesting Additional Tax Credits.

For rehabilitation and preservation developments that qualify for acquisition Tax Credits, a developer's fee will be allowed on a portion of the acquisition cost that is basis eligible. The fee is limited to 10 percent of the purchase price of the property less the cost of the land. The maximum acquisition cost that will be recognized in determining the developer's fee will be the lesser of the actual amount paid for the building or the MAI appraised value. The Agency will limit developer's fee to 5% if the seller and buyer are related parties.

In addition, the Agency may impose a developer's fee cap of \$1,500,000 per development on the total developer's fee allowable for costs associated with both the rehabilitation and acquisition of the development.

The developer's fee may not be calculated on a basis that exceeds the Agency's maximum per unit basis limitation. However, Agency staff may consider a higher developer's fee (up to the maximum percentage limits) if an amount of funds equal to the increased developer's fee calculated in excess of the Agency's maximum per unit basis limitation is committed by the owner to the provision of social supportive services, as support for lower income families in transition or in concert with a families moving to work initiative of the Commonwealth, or as an internal rental subsidy to subsidize rents at or below 20 percent of area median gross rent. Evidence of these commitments must be provided with the Tax Credit Application.

Applicants may request a developer's fee in excess of the maximum allowable amount up to but not exceeding an additional 5 percent (exclusive of developer's fees based on acquisition costs) if the applicant commits to provide to the development an amount equal to the equity raised from the additional development fee of 5 percent for the provision of an internal rent subsidy for all units set aside to provide affordable accessible housing to persons with disabilities. In order to qualify for an additional 5 percent, Applicant must provide evidence satisfactory to the Agency that an equity investor has been secured. A unit would be considered affordable in this instance if the housing expense to the resident is maintained at a level affordable to a person with income at or below 20 percent of the area median income. Applicants may also request an increase in developer's fee in an amount not to exceed an additional 5 percent (exclusive of developer's fees based on acquisition costs) if the applicant commits to provide to the development an amount equal to the equity raised from the additional development fee of 5 percent for the provision of an internal rent subsidy for units set aside to subsidize rents to person with income at or below 40 percent of the area median income. In order to qualify for an additional 5 percent, Applicant must provide evidence satisfactory to the Agency that an equity investor has been secured. For developments not receiving Agency financing, Agency staff will only approve an increased developer's fee if the applicant provides adequate assurances and documentation (including evidence of a third party escrow arrangement) that an amount of funds equal to the increased equity raised from the additional developer's fee will be committed to the development to establish an internal rent subsidy for at least the initial 15 year occupancy period. In the event the Agency allows a developer's fee which exceeds the maximum per unit limitation up to the replacement cost, the Agency will not consider the additional 5 percent increases. Whenever an increased developer's fee is allowed, the partnership or operating agreement must provide that the approved developer's fee will, in fact, be paid to the developer from available funds. Additionally, provision of funds for supportive services or to fund various internal rent subsidies will be incorporated in the Restrictive Covenant Agreement.

Development consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed and shall not be recognized as separate line items on the Application.

Syndication Fees and Expenses

Fees that are paid to a syndicator for costs related to the syndication of the Tax Credits should be included in this section of the budget. However, if the fees are consulting fees or fees paid for packaging the Application, they must be paid from the Developer's Fee and cannot be shown as separate costs in the development budget. Syndication costs are not includible in Tax Credit eligible basis except as noted below.

Organizational: Organizational costs related to the formation of the ownership entity of the development and may include such costs as legal, filing, and registration fees.

Bridge Loan Interest: Developments requiring bridge loan financing to cover syndication pay-ins must supply verification of the anticipated interest amount from the financial institution providing the financing. Bridge loan interest, through the construction period only, may be included in Tax Credit eligible basis.

Bridge Loan Fees and Expenses: Must provide verification of these costs from the financial institution providing the financing. If the bridge loan extends beyond the construction completion date the bridge loan expenses must be pro-rated as to what is basis eligible.

The Agency has evaluated the 2009 operating expenses of the PHFA portfolio and non-portfolio tax credit properties within each DCED region. Listed below are the acceptable ranges of controllable operating expenses within each region to be used in the 2011 application cycles. Controllable operating expenses include only administrative costs **less management fee**, operating and maintenance, and payroll expenses. The remaining operating expenses consisting of utilities, real estate taxes & insurance, supportive services, and reserve for replacement expenses are **not included** in the ranges listed below:

	Per Unit per Year
Region 1	\$2,900 - \$4,800
Region 2	\$2,025 - \$3,125
Region 3	\$2,075 - \$3,300
Region 4	\$1,700 - \$2,900
Region 5	\$1,950 - \$4,175
Region 6	\$1,700 - \$2,650

For proposals submitted with operating expenses that are not within the proposed ranges, PHFA will require the submission of audited financial statements from the proposed management agent of two comparable properties for the last two years. This will enable PHFA to evaluate the proposed operating budget. If the management agent has been submitting financial statements to PHFA, no additional data is required. PHFA requires the developer to receive the management agent's approval of the proposed operating budget prior to submission.

Management Agents Having No Current Management Experience with PHFA

Management agents not currently managing any PHFA properties should use the ranges as listed above. However, the Agency reserves the right to request proof of the management agent's operating experience and the costs associated therewith.

Existing PHFA Management Agents

Instead of using the region ranges as listed above, existing management agents should use controllable operating expenses that fall within their own range of current controllable operating expenses for each region, if applicable. The Agency reserves the right to verify that operating expenses are within the normal range for the applicable management agent.

Special Needs Populations and Properties with 11 & Under Units

The ranges listed above do not apply to properties targeting special needs populations or properties with 11 units and under. Those properties should be underwritten based on the experience of the management agent. PHFA reserves the right to request financial information to verify proof of the management agent's operating experience, if necessary.

Preservation Developments

The ranges listed above do not apply to existing preservation developments. If the current management agent will be remaining in place, then the controllable operating costs should be based on the development's most recent audited financial statements. If a new management agent will assume control of the property, then the operating numbers should be based on the history of the operations of the property and the new agent's experience.