

LOW INCOME HOUSING TAX CREDIT RATES								
1996	70% PV	30% PV	1997	70% PV	30% PV	1998	70% PV	30% PV
January	8.40%	3.60%	January	8.48%	3.64%	January	8.41%	3.61%
February	8.37%	3.59%	February	8.55%	3.66%	February	8.36%	3.58%
March	8.35%	3.58%	March	8.56%	3.67%	March	8.35%	3.58%
April	8.45%	3.62%	April	8.57%	3.67%	April	8.37%	3.59%
May	8.55%	3.66%	May	8.65%	3.71%	May	8.36%	3.58%
June	8.66%	3.69%	June	8.64%	3.70%	June	8.38%	3.59%
July	8.63%	3.70%	July	8.60%	3.69%	July	8.35%	3.58%
August	8.65%	3.71%	August	8.54%	3.66%	August	8.32%	3.57%
September	8.61%	3.69%	September	8.50%	3.64%	September	8.32%	3.57%
October	8.63%	3.70%	October	8.53%	3.66%	October	8.23%	3.53%
November	8.60%	3.69%	November	8.47%	3.63%	November	8.12%	3.48%
December	8.54%	3.66%	December	8.45%	3.62%	December	8.14%	3.49%
1999	70% PV	30% PV	2000	70% PV	30% PV	2001	70% PV	30% PV
January	8.15%	3.49%	January	8.48%	3.64%	January	8.33%	3.57%
February	8.16%	3.50%	February	8.57%	3.67%	February	8.23%	3.53%
March	8.18%	3.51%	March	8.59%	3.68%	March	8.24%	3.53%
April	8.28%	3.55%	April	8.55%	3.66%	April	8.21%	3.52%
May	8.27%	3.54%	May	8.48%	3.63%	May	8.19%	3.51%
June	8.30%	3.56%	June	8.53%	3.65%	June	8.26%	3.54%
July	8.40%	3.60%	July	8.53%	3.66%	July	8.28%	3.55%
August	8.43%	3.61%	August	8.47%	3.63%	August	8.25%	3.54%
September	8.43%	3.61%	September	8.44%	3.62%	September	8.21%	3.52%
October	8.45%	3.62%	October	8.41%	3.60%	October	8.16%	3.50%
November	8.46%	3.63%	November	8.42%	3.61%	November	8.10%	3.47%
December	8.49%	3.64%	December	8.39%	3.59%	December	8.05%	3.45%
2002	70% PV	30% PV	2003	70% PV	30% PV	2004	70% PV	30% PV
January	8.16%	3.50%	January	7.97%	3.41%	January	7.99%	3.42%
February	8.19%	3.51%	February	7.94%	3.40%	February	7.97%	3.42%
March	8.17%	3.50%	March	7.93%	3.40%	March	7.95%	3.41%
April	8.20%	3.51%	April	7.87%	3.37%	April	7.91%	3.39%
May	8.27%	3.54%	May	7.92%	3.40%	May	7.91%	3.39%
June	8.22%	3.52%	June	7.89%	3.38%	June	8.06%	3.45%
July	8.20%	3.51%	July	7.78%	3.33%	July	8.10%	3.47%
August	8.13%	3.48%	August	7.82%	3.35%	August	8.07%	3.46%
September	8.04%	3.45%	September	7.99%	3.42%	September	8.03%	3.44%
October	7.97%	3.42%	October	8.03%	3.44%	October	7.98%	3.42%
November	7.89%	3.38%	November	7.96%	3.41%	November	7.96%	3.41%
December	7.95%	3.41%	December	8.01%	3.43%	December	7.96%	3.41%
2005	70% PV	30% PV	2006	70% PV	30% PV	2007	70% PV	30% PV
January	7.99%	3.42%	January	8.07%	3.46%	January	8.08%	3.46%
February	7.99%	3.43%	February	8.05%	3.45%	February	8.11%	3.48%
March	7.97%	3.42%	March	8.07%	3.46%	March	8.15%	3.49%
April	8.02%	3.44%	April	8.11%	3.47%	April	8.10%	3.47%
May	8.06%	3.45%	May	8.15%	3.49%	May	8.11%	3.47%
June	8.00%	3.43%	June	8.21%	3.52%	June	8.11%	3.48%
July	7.95%	3.41%	July	8.21%	3.52%	July	8.18%	3.50%
August	7.96%	3.41%	August	8.23%	3.53%	August	8.21%	3.52%
September	8.01%	3.43%	September	8.19%	3.51%	September	8.15%	3.49%
October	7.98%	3.42%	October	8.15%	3.49%	October	8.07%	3.46%
November	8.02%	3.44%	November	8.12%	3.48%	November	8.08%	3.46%
December	8.08%	3.46%	December	8.12%	3.48%	December	8.03%	3.44%
2008	70% PV	30% PV	2009	70% PV	30% PV	2010	70% PV	30% PV
January	7.93%	3.40%	January	7.65%*	3.28%	January	7.76%*	3.32%
February	7.92%	3.40%	February	7.53%*	3.23%	February	7.84%*	3.36%
March	7.84%	3.36%	March	7.63%*	3.27%	March	7.81%*	3.35%
April	7.84%	3.36%	April	7.67%*	3.29%	April	7.82%*	3.35%
May	7.80%	3.34%	May	7.65%*	3.28%	May	7.85%*	3.36%
June	7.89%	3.38%	June	7.71%*	3.30%	June	7.81%*	3.35%
July	7.93%	3.40%	July	7.82%*	3.35%	July	7.73%*	3.31%
August	7.94%*	3.40%	August	7.82%*	3.35%	August	7.69%*	3.30%
September	7.93%*	3.40%	September	7.84%*	3.36%	September	7.65%*	3.28%
October	7.87%*	3.37%	October	7.78%*	3.33%	October	7.58%*	3.25%
November	7.83%*	3.36%	November	7.66%*	3.33%	November	7.57%*	3.24%
December	7.84%*	3.36%	December	7.79%*	3.34%	December	7.58%*	3.25%
2011	70% PV	30% PV	2012	70% PV	30% PV	2013	70% PV	30% PV
January	7.67%*	3.29%	January	7.44%	3.19%	January		
February	7.75%*	3.32%	February	7.44%	3.19%	February		
March	7.78%*	3.33%	March			March		
April	7.78%*	3.33%	April			April		
May	7.77%	3.33%	May			May		
June	7.73%	3.31%	June			June		
July	7.68%	3.29%	July			July		
August	7.66%	3.28%	August			August		
September	7.60%	3.26%	September			September		
October	7.48%	3.20%	October			October		
November	7.44%	3.19%	November			November		
December	7.47%	3.20%	December			December		

* The Housing & Economic Recovery Act of 2008 set a 9% minimum tax credit % for 70% credit for new & substantially rehabilitated bldgs placed in service after 7/30/08 and before 12/31/13.

LOW INCOME HOUSING TAX CREDIT RATES					
1996	Long-Term AFR	1997	Long-Term AFR	1998	Long-Term AFR
January	n/a	January	n/a	January	n/a
February	n/a	February	n/a	February	4.96%
March	n/a	March	n/a	March	n/a
April	n/a	April	n/a	April	5.04%
May	n/a	May	n/a	May	5.05%
June	n/a	June	n/a	June	5.15%
July	n/a	July	n/a	July	5.15%
August	n/a	August	n/a	August	5.15%
September	n/a	September	n/a	September	5.02%
October	n/a	October	n/a	October	5.02%
November	n/a	November	n/a	November	5.02%
December	n/a	December	n/a	December	4.67%
1999	Long-Term AFR	2000	Long-Term AFR	2001	Long-Term AFR
January	4.70%	January	5.59%	January	5.78%
February	5.24%	February	5.73%	February	5.48%
March	4.68%	March	5.84%	March	5.58%
April	4.78%	April	5.75%	April	5.43%
May	4.82%	May	5.57%	May	5.43%
June	n/a	June	5.65%	June	5.75%
July	4.98%	July	5.79%	July	5.82%
August	5.18%	August	5.53%	August	5.72%
September	5.26%	September	6.09%	September	5.57%
October	5.45%	October	5.96%	October	5.39%
November	5.52%	November	6.09%	November	5.31%
December	5.72%	December	5.98%	December	5.05%
2002	Long-Term AFR	2003	Long-Term AFR	2004	Long-Term AFR
January	5.46%	January	4.90%	January	5.01%
February	5.60%	February	4.85%	February	4.94%
March	5.48%	March	4.80%	March	4.84%
April	5.62%	April	4.58%	April	4.66%
May	5.85%	May	n/a	May	4.65%
June	5.70%	June	4.65%	June	5.20%
July	5.69%	July	4.17%	July	5.34%
August	5.46%	August	4.36%	August	5.21%
September	5.23%	September	5.08%	September	5.03%
October	4.90%	October	5.23%	October	4.84%
November	4.60%	November	4.99%	November	4.70%
December	4.92%	December	5.12%	December	4.68%
2005	Long-Term AFR	2006	Long-Term AFR	2007	Long-Term AFR
January	4.76%	January	4.73%	January	4.73%
February	4.72%	February	4.61%	February	4.86%
March	4.52%	March	4.68%	March	5.01%
April	4.68%	April	4.79%	April	4.81%
May	4.83%	May	5.00%	May	4.90%
June	4.57%	June	5.32%	June	4.91%
July	4.35%	July	5.29%	July	5.15%
August	4.33%	August	5.36%	August	5.31%
September	4.52%	September	5.21%	September	5.09%
October	4.40%	October	5.02%	October	4.88%
November	4.57%	November	4.90%	November	4.89%
December	4.79%	December	4.90%	December	4.72%
2008	Long-Term AFR	2009	Long-Term AFR	2010	Long-Term AFR
January	4.46%	January	3.57%	January	4.11%
February	4.46%	February	2.96%	February	4.44%
March	4.27%	March	3.52%	March	4.35%
April	4.40%	April	3.67%	April	4.40%
May	4.21%	May	3.58%	May	4.47%
June	4.46%	June	3.88%	June	4.30%
July	4.60%	July	4.36%	July	3.94%
August	4.58%	August	4.26%	August	3.79%
September	4.58%	September	4.38%	September	3.66%
October	4.32%	October	4.10%	October	3.32%
November	4.24%	November	4.01%	November	3.35%
December	4.45%	December	4.17%	December	3.53%
2011	Long-Term AFR	2012	Long-Term AFR	2013	Long-Term AFR
January	3.88%	January	2.63%	January	
February	4.15%	February	2.58%	February	
March	4.30%	March		March	
April	4.25%	April		April	
May	4.19%	May		May	
June	4.05%	June		June	
July	3.86%	July		July	
August	3.86%	August		August	
September	3.57%	September		September	
October	2.95%	October		October	
November	2.67%	November		November	
December	2.80%	December		December	