



Affordable Housing and Community Development UPDATE

December 2008

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Applicable Federal Rates and Housing Tax Credit Applicable Percentages for January 2009

The US Treasury (Internal Revenue Service) issues a revenue ruling each month with interest rates. The current revenue ruling is **Rev. Rul. 2009-1**. Highlighted below are the various applicable federal rates and housing tax credit applicable percentages for January 2009 for your reference and use, as listed in this ruling. We hope you will find this a useful reference.

This revenue ruling provides various prescribed rates for federal income tax purposes for January 2009 (the current month). Table 1 contains the short-term, midterm, and long-term applicable federal rates (AFR) for the current month for purposes of section 1274(d) of the Internal Revenue Code. Table 2 contains the short-term, midterm, and long-term adjusted applicable federal rates (adjusted AFR) for the current month for purposes of section 1288 (b). Table 3 sets forth the adjusted federal longterm rate and the long-term tax-exempt rate described in section 382(f). Table 4 contains the appropriate percentages for determining the low-income housing credit described in section 42(b)(1) for buildings placed in service during the current month. However, under section 42(b)(2), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, and before December 31, 2013, shall not be less than 9%. Table 5 contains the federal rate for determining the present value of an annuity, an interest for life or for a term of years, or a remainder or a reversionary interest for purposes of section 7520. Finally, Table 6 contains the deemed rate of return for transfers made during calendar year 2009 to pooled income funds described in 642(c)(5) that have been in existence for less than 3 taxable years immediately preceding the taxable year in which the transfer was made.

Rev. Rul. 2009-1 TABLE 1

Applicable Federal Rates (AFR) for January 2009

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	<u>Period for Compounding</u>			
	<u>Annual</u>	<u>Semiannual</u>	<u>Quarterly</u>	<u>Monthly</u>
<u>Short-term</u>				
AFR	0.81%	0.81%	0.81%	0.81%
110% AFR	0.89%	0.89%	0.89%	0.89%
120% AFR	0.97%	0.97%	0.97%	0.97%
130% AFR	1.05%	1.05%	1.05%	1.05%
<u>Mid-term</u>				
AFR	2.06%	2.05%	2.04%	2.04%
110% AFR	2.27%	2.26%	2.25%	2.25%
120% AFR	2.48%	2.46%	2.45%	2.45%
130% AFR	2.69%	2.67%	2.66%	2.66%
150% AFR	3.10%	3.08%	3.07%	3.06%
175% AFR	3.62%	3.59%	3.57%	3.56%
<u>Long-term</u>				
AFR	3.57%	3.54%	3.52%	3.51%
110% AFR	3.93%	3.89%	3.87%	3.86%
120% AFR	4.30%	4.25%	4.23%	4.21%
130% AFR	4.65%	4.60%	4.57%	4.56%

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Rev. Rul. 2009-1 TABLE 2

Adjusted AFR for January 2009

	<u>Period for Compounding</u>			
	<u>Annual</u>	<u>Semiannual</u>	<u>Quarterly</u>	<u>Monthly</u>
<u>Short-term</u>				
adjusted AFR	1.81%	1.80%	1.80%	1.79%
<u>Mid-term</u>				
adjusted AFR	3.45%	3.42%	3.41%	3.40%
<u>Long-term</u>				
adjusted AFR	5.49%	5.42%	5.38%	5.36%

Rev. Rul. 2009-1 TABLE 3

Rates Under Section 382 for January 2009

Adjusted federal long-term rate for the current month	5.49%
Long-term tax-exempt rate for ownership changes during the current month (the highest of the adjusted federal long-term rates for the current month and the prior two months.)	5.49%

Rev. Rul. 2009-1 TABLE 4

Appropriate Percentages Under Section 42(b)(1) for January 2009

Note: Under Section 42(b)(2), the applicable percentage for non-federally subsidized new buildings placed in service after July 30, 2008, and before December 31, 2013, shall not be less than 9%.

Appropriate percentage for the 70% present value low-income housing credit	7.65%
Appropriate percentage for the 30% present value low-income housing credit	3.28%

Rev. Rul. 2009-1 TABLE 5

Rate Under Section 7520 for January 2009

Applicable federal rate for determining the present value of an annuity, an interest for life or a term of years, or a remainder or reversionary interest	2.4%
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Rev. Rul. 2009-1 TABLE 6

Deemed Rate for Transfers to New Pooled Income Funds During 2009

Deemed rate of return for transfers during 2009 to pooled income funds that have been in existence for less than 3 taxable years	4.8%
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