

Dear NAHMA Members,

The Internal Revenue Service (IRS) recently issued **Revenue Ruling 2019-04**, which provides various prescribed rates for federal income tax purposes, including applicable federal interest rates, adjusted applicable federal interest rates, and adjusted long-term and tax-exempt rates for February 2019.

As provided in the ruling, **Table 4** contains **LIHTC Appropriate Percentages Under Section 42(b)(1) for February 2019**:

- Appropriate percentage for the 70% present value low-income housing credit: **7.64%**
- Appropriate percentage for the 30% present value low-income housing credit: **3.27%**

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

To view the attached revenue ruling from the IRS online, please click [here](#). Thanks,  
Juliana

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***NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing.***