

AUH
2019 Income
2019 HOME Income
02-2020 Rent
02-2020 HOME Rent
01-2019 PHA
09-2019 HOME Local

TAX CREDIT PROGRAM INFORMATION SHEET

CITY OF MUSKOGEE, OK (MUSKOGEE COUNTY)

Welcome to **Austin Heights Apartments**. Our community is operated under Section 42 of the LIHTC Program of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate and middle-income families. Residence at **Austin Heights** requires that applicants meet certain qualifying standards established by the government. This program is not connected with Section 8, however, housing choice voucher holders are encouraged to apply.

Residency at **Austin Heights** is limited to those families having moderate incomes. In **Muskogee, OK** (Muskogee County) the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Muskogee Co HUD</u>		<u>Muskogee Co HOME</u>
	<u>60% Income Group</u>	<u>50% Income Group</u>	<u>50% Income Group</u>
1	\$23,940	\$19,950	\$23,940
2	\$27,360	\$22,800	\$27,360
3	\$30,780	\$25,650	\$30,780
4	\$34,200	\$28,500	\$34,200
5	\$36,960	\$30,800	\$36,960
6	\$39,720	\$33,100	\$39,720

In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. A complete definition of income is detailed in the application. All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually. Failure to comply with recertification could result in ineligibility.

The rents at **Austin Heights** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>60% Income Group Rent</u>	<u>50% Income Group Rent</u>	<u>High HOME</u>	<u>Low HOME</u>	<u>*PHA Utility Allowance</u>	<u>*HOME Local Utility Allowance</u>
1	\$490	\$425	\$409	\$405	\$72.00	\$97.00
2	\$549	\$520	\$460	\$445	\$87.00	\$102.00
3	\$620	\$570	\$555	—	\$100.00	\$112.00

* **IMPORTANT!** Averages are based on bedroom size and are not a guaranteed amount. Individual Resident utility amounts will vary based on usage, family size, lifestyle, and weather conditions.

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development.

Maximum Occupancy Limits

The Maximum Occupancy for a (1) Bedroom Apartment shall be (2) persons.

The Maximum Occupancy for a (2) Bedroom Apartment shall be (4) persons.

The Maximum Occupancy for a (3) Bedroom Apartment shall be (6) persons.

ALL RESIDENTS MUST HAVE APPROVED APPLICATIONS PRIOR TO MOVING INTO AN APARTMENT!



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