

## TAX CREDIT PROGRAM INFORMATION SHEET CITY OF ROANOKE RAPIDS (HALIFAX COUNTY)

Welcome to **River Towne Manor Apartments**. Our community is operated under Section 42 of the HTC Program of the Internal Revenue Code. This program is designed to facilitate the housing needs of low to moderate and middle-income elderly families. Elderly is defined as one head of household to be at least 55 years of age and any additional members to be at least 50. Key program exception, all members must be at least 45 years of age for Key Targeted Units only. Residence at **River Towne Manor Apartments** requires that applicants meet certain qualifying standards established by the government. This program qualification is not connected with Section 8.

Residency at **River Towne Manor Apartments** is limited to those families having moderate incomes. In **Roanoke Rapids, NC** (Halifax County), the maximum allowable income (by family size) are as follows:

### National Non-Metro Allowable Income Limits

<u>Family Size</u>	<u>Max 50% Income</u>	<u>Max 60% Income</u>
1	\$21,800	\$26,160
2	\$24,900	\$29,880
3	\$28,050	\$33,660
4	\$31,150	\$37,380

In addition to standard wages, income includes gross 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 for this program.

The rents at **River Towne Manor** are limited by statute. Currently, the allowable rents by bedroom are:

<u>Bedroom Type</u>	<u>50% Income</u>	<u>60% Income</u>	<u>*PHA Utility Allowance</u>
1	\$460.00	\$535.00	\$59.00
2	\$535.00	\$610.00	\$72.00

\* 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. (For example, only actual TBD)

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.

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



*This institution is an equal opportunity provider and employer  
 Drug-Free Workplace*

