

WIC
 2019 Income
 2019 HOME Income
 03-2020 Rent
 03-2020 HOME Rent
 03-2019 PHA
 09-2019 HOME Local

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF PONCA CITY, OK (KAY COUNTY)

Welcome to **Willow Creek 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 **Willow Creek** 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 **Willow Creek** is limited to elderly families (all household members must be 62 or over) having moderate incomes. In **Ponca City, OK (Kay County)** the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Kay County HERA</u>		<u>Kay County Home</u>
	<u>60% Income Group</u>	<u>50% Income Group</u>	<u>50% Income Group</u>
1	\$23,940	\$19,950	\$19,950
2	\$27,360	\$22,800	\$22,800
3	\$30,780	\$25,650	\$25,650
4	\$34,200	\$28,500	\$28,500

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 **Willow Creek** 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	\$525	\$420	\$360	\$360	\$82.00	\$112.00
2	\$600	\$500	\$445	\$445	\$99.00	\$139.00

* 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.

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



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



WI2
 2019 Income
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 2018 HOME Local

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF PONCA CITY, OK (KAY COUNTY)

Welcome to **Willow Creek II 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 **Willow Creek II** 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 **Willow Creek II** is limited to elderly families (all household members 62 or over) having moderate incomes. In **Ponca City, OK** (Kay County) the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Kay County HERA</u>		<u>Kay County Home</u>
	<u>60% Income Group</u>	<u>50% Income Group</u>	<u>50% Income Group</u>
1	\$23,940	\$19,950	\$19,950
2	\$27,360	\$22,800	\$22,800
3	\$30,780	\$25,650	\$25,650
4	\$34,200	\$28,500	\$28,500

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 Willow Creek II 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	\$520	\$413	—	\$385	\$82.00	\$121.00
2	\$589	\$469	\$460	—	\$99.00	\$172.00

* 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.

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