

## TAX CREDIT PROGRAM INFORMATION SHEET SAN ANGELO, TX (TOM GREEN COUNTY)

Welcome to **Oak Trails**. 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 **Oak Trails** 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 Oak Trails is limited to households that have at least one-member age 55 or over and all other members age 19 or over.**

Residency at **Oak Trails** is limited to those qualifying families having moderate incomes. In **San Angelo, TX, in Tom Green County**, the maximum allowable incomes (by family size) are as follows:

<b>SAN ANGELO MSA, MTSP</b>			
<u>Family Size</u>	<u>Max 30% Income</u>	<u>Max 50% Income</u>	<u>Max 60% Income</u>
1	\$14,700	\$24,500	\$29,400
2	\$16,800	\$28,000	\$33,600
3	\$18,900	\$31,500	\$37,800
4	\$21,000	\$35,000	\$42,000

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 **Oak Trails** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>30% Income</u>	<u>50% Income</u>	<u>60% Income</u>	<u>*PHA Utility Allowance</u>
1	\$279	\$523	\$644	\$76.00
2	\$330	\$622	\$768	\$96.00

\* 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 INTO AN APARTMENT!**



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

