

LIV
 04-15-2020 Income
 07-01-2020 HOME Income
 02-01-2021 Rent
 10-03-2018 PHA

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF MONROE, LA (OUACHITA PARISH)

Welcome to **Liberty Village 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 **Liberty Village** 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 **Liberty Village** is limited to those families having moderate incomes. In **Monroe, LA** in Ouachita Parish, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Monroe MSA MTSP Maximum</u>		<u>Monroe MSA HOME</u>
	<u>50% Income</u>	<u>60% Income</u>	<u>Max 50% Income</u>
1	\$19,850	\$23,820	\$19,350
2	\$22,700	\$27,240	\$22,100
3	\$25,550	\$30,660	\$24,850
4	\$28,350	\$34,020	\$27,600
5	\$30,650	\$36,780	\$29,850
6	\$32,900	\$39,480	\$32,050

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 **Liberty Village** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>60% Income</u>	<u>50%/ Low HOME</u>	<u>*PHA Utility Allowance</u>
2	\$614	\$533	\$74.00
3	\$675	\$606	\$93.00

* 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 (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!



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

