

RIP
 05-08-2020 Income
 07-01-2020 HOME Income
 02-01-2021 Rent
 02-01-2021 HOME Rent
 12-01-2020 PHA
 11-05-2020 HUD Model

TAX CREDIT PROGRAM INFORMATION SHEET *EARLY, TX (BROWN COUNTY)*

Welcome to **Riverside Park 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 **Riverside Park Apartments** 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 **Riverside Park Apartments** is limited to those families having moderate incomes. In (Brown County) **Early, TX**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	Nat'l Non-Metro Maximum Allowable Income			
	<u>30% Income</u>	<u>50% Income</u>	<u>60% Income</u>	<u>HOME 50%</u>
1	\$13,080	\$21,800	\$26,160	\$20,650
2	\$14,940	\$24,900	\$29,880	\$23,600
3	\$16,830	\$28,050	\$33,660	\$26,550
4	\$18,690	\$31,150	\$37,380	\$29,450
5	\$20,190	\$33,650	\$40,380	\$31,850
6	\$21,690	\$36,150	\$43,380	\$34,200
7	\$23,190	\$38,650	\$46,380	\$36,550

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 **Riverside Park Apartments** 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>Market</u>	<u>HOME Income</u>	<u>*PHA Utility Allowance</u>	<u>*HUD Utility Allowance</u>
2	\$350.00	\$590.00	\$6955.00	\$775.00	\$590.00	\$132.00	\$66.00
3	\$400.00	\$660.00	\$775.00	\$850.00	\$660.00	\$134.00	\$82.00

* 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. Allowance includes electric, water & sewer.

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 (5) persons.
 The Maximum Occupancy for a (3) Bedroom Apartment shall be (7) persons.

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



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