

CAP
 05-15-2020 Income
 07-01-2020 HOME Income
 03-01-2021 Rent
 01-01-2020 PHA

TAX CREDIT PROGRAM INFORMATION SHEET DALLAS, TX (DALLAS COUNTY)

Welcome to **Carpenter’s Point**. 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 low, moderate and middle-income families. Residence at **Carpenter’s Point** requires that applicants meet certain qualifying standards established by the government. Referral is required from the Dallas Housing Authority. **Residency at Carpenter’s Point is limited to households that all members are age 55 or over.**

Residency at **Carpenter’s Point** is limited to those qualifying families having moderate incomes. In Dallas, TX, in **Dallas County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>DALLAS MSA, MTSP</u>			<u>DALLAS MSA HOME Income</u>	
	<u>30% Income</u>	<u>50% Income</u>	<u>60% Income</u>	<u>50% Low HOME</u>	<u>60% High HOME</u>
1	\$18,120	\$30,200	\$36,240	\$30,200	\$36,240
2	\$20,700	\$34,500	\$41,400	\$34,500	\$41,400
3	\$23,280	\$38,800	\$46,560	\$38,800	\$46,560
4	\$25,860	\$43,100	\$51,720	\$43,100	\$51,720
5	\$27,930	\$46,550	\$55,860	\$46,550	\$55,860

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 **Carpenter’s Point** are limited by statute. Currently, the HUD Approved Resident Paid Portion of Rent is:

<u>Bedroom Type</u>	<u>30%, 50%, 60%, LH, & HH</u>	<u>*PHA Utility Allowance</u>
1	\$1019.00	\$71.00
2	\$1248.00	\$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 (1) Bedroom Apartment shall be (3) persons.
 The Maximum Occupancy for a (2) Bedroom Apartment shall be (5) persons.

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



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