

COMMON QUESTIONS ABOUT AFFORDABLE HOUSING

What does Affordable Housing mean?

In the United States the term *affordable housing* is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is. The U.S. government regards housing costs at or below 30% of one's income to be affordable.

What is LIHTC?

Low Income Housing Tax Credits (LIHTC) IS A Federal housing assistance program that provides tax incentives to owners of affordable housing. The program does not direct assistance to renters and is strictly used to finance the construction (not the operation) of rental properties. Usually , LIHTC properties have units available for families earning 60% or less of Area Median Income (AMI). The rental properties are usually of very high quality and are often mistaken for luxury apartment communities. LIHTC is America's most successful affordable housing program having created millions of affordable rental units since its inception in the late 1980s.

What Tax Credits developments are:

Through tax credit programs, the federal government incentivizes the development of low-cost housing options for low-income individuals and families. The credits, administered to the states, can be used to acquire funding for the projects and allow developers to offer lower rental pricing.

What Tax Credit developments are not:

Tax Credits are administered by State agencies, though the LIHTC program is a federal program, it has little oversight by the Federal Gov. The rents are not subsidized. It is not a federal entitlement program. Applicants are qualified by the site staff, owner/management. While residents must prove they meet the income qualifications, it is not subsidized housing. Applicants must meet a variety of qualification standards such as income, employment history, rental history.

NEW TAX CREDIT INCOME GUIDELINES

EXPLANATION OF OUR PROGRAM

We are a **MID RANGE/TAX CREDIT HOUSING PROGRAM**, which is regulated by the state. Our maximum allowable income depends on the number of people in the household. The maximums are set by the state and we must adhere to them. We also have a minimum required income, which is equal to 3 times the rent on the apartment that you choose.

For example, a household would have to make at least **\$32,508.00** per year for our smallest 2-bedroom apartment, which rents for **\$903.00**; however, they could not exceed **\$39,780.00** gross per year including all sources of income with 3 occupants.

Our program is trying to target single income families or people on fixed income. **WE ARE NOT GOVERNMENT SUBSIDIZED.** But under this particular program we are required to follow state guidelines and regulations.

OUR RENTAL RATES ARE AS FOLLOWS:

1 Bedroom, 1 Bath - 690 sq. ft.	\$757.00 per month
2 Bedrooms 2 Bath - 839 sq. ft.	\$903.00 per month
2 Bedrooms 2 Bath - 919 sq. ft.	\$903.00 per month
3 Bedrooms 2 Bath - 1078 sq. ft.	\$1025.00 per month
3 Bedrooms 2 Bath - 1094 sq. ft.	\$1039.00 per month

MINIMUM GROSS INCOME 3 TIMES THE RENT PER MONTH

1x1 is \$757.00 per month	\$27,252.00 gross income
2x2 is \$903.00 per month	\$32,508.00 gross income
2x2 is \$903.00 per month	\$32,508.00 gross income
3x2 is \$1,025.00 per month	\$36,900.00 gross income
3x2 is \$980.00 per month	\$37,404.00 gross income

OUR MAXIMUM ALLOWABLE GROSS INCOMES ARE AS FOLLOWS:

1 Occupant	\$30,960.00 gross income
2 Occupants	\$35,340.00 gross income
3 Occupants	\$39,780.00 gross income
4 Occupants	\$44,160.00 gross income
5 Occupants	\$47,700.00 gross income
6 Occupants	\$51,240.00 gross income

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