2019 Income

2019 HOME Income

2019 Rent

2019 Utilities

**TAX CREDIT PROGRAM INFORMATION SHEET**

***CITY OF MUSKOGEE (MUSKOGEE COUNTY)***

Welcome to **Hilldale Springs Townhomes.** 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 **Hilldale Springs Townhomes** Requires the 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 **Hilldale Springs Townhomes** is limited to those families having moderate incomes. In **Muskogee,** the maximum allowable incomes (by family size) are as follows:

 **Muskogee County HUD Muskogee County HUD Muskogee County HOME**

**Family Size 60% Income Group 50% Income Group 50% Income Group**

 1 $24,060 $20,050 $19,950

 2 $27,480 $22,900 $22,800

 3 $30,900 $25,750 $25,650

 4 $34,320 $28,600 $28,500

 5 $37,080 $30,900 $30,800

 6 $39,840 $33,200 $33,100

In addition to standard wages, income includes money 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 **Hilldale Springs Townhomes** are limited by statue. Currently the rents charged by bedroom are:

 **Bedroom 60% Income 50% Income High Low PHA Utility**

 **Type Group Rent Group Rent HOME HOME Allowance**

 **2 $593 $490 $500 $490 $91**

 **3 $655 $547 $610 $547 $106**

**IMPORTANT!** Averages are based on bedroom size and are not a guaranteed amount. Individual resident utility amounts will vary based on usage, family size, weather conditions and lifestyles.

The allowable rent is subject to change annually and is based on median incomes as determined by the Department of Housing and Urban Development.

 **Maximum Occupancy Limits**

The maximum occupancy for a (2) Bedroom Apartment is (4) persons

 The maximum occupancy for a (3) Bedroom Apartment is (6) persons

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

Equal opportunity provider and employer. Drug-Free Workplace**.**  