

2016 income/HUD 80% income/2016 HOME income

2016 PHA UA

2017 Rent

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF EL RENO (CANADIAN COUNTY)

Welcome to **Elizabeth Place 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 **Elizabeth Place** 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 **Elizabeth Place** is limited to those qualifying families having moderate incomes. In **El Reno**, in **Canadian County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>OK City MSA HUD Max Income 80%</u>	<u>OK City MSA HUD Max Income 60%</u>	<u>OK City MSA HUD Max Income 50%</u>	<u>OK City MSA HOME Max Income 50%</u>
1	\$36,160	\$27,120	\$22,600	\$22,550
2	\$41,280	\$30,960	\$25,800	\$25,800
3	\$46,480	\$34,860	\$29,050	\$29,000
4	\$51,600	\$38,700	\$32,250	\$32,200
5	\$55,760	\$41,820	\$34,850	\$34,800
6	\$59,920	\$44,940	\$37,450	\$37,400

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 **Elizabeth Place** are limited by statute. Currently, the rents charged by bedroom are:

Bedroom Type	80% Income Group Rent	60% Income Group Rent	50% Income Group Rent	Low/High HOME	PHA/Tax Credit Allowance	HOME Utility Allowance(OG&E)
1	\$575	\$560	\$500	\$485	\$ 71.00	\$ 96.00
2	\$665	\$650	\$605	\$605	\$ 86.00	\$103.00
3		\$720	\$685	\$685	\$100.00	\$113.00

* 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 (2) persons.
- 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*

