

08/01/2018 utilities
 2018 income
 2018 rents

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF OSCEOLA (MISSISSIPPI COUNTY)

Welcome to **Pine Cottages**. 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 elderly moderate and middle-income families. Residence at **Pine Cottages** 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 **Pine Cottages** is limited to those families having moderate incomes. In **Osceola, in Mississippi County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>National Non-Metro Maximum Income (60% Group)</u>	<u>National Non-Metro Maximum Income (30% Group)</u>
1	\$24,540	\$12,270
2	\$28,020	\$14,010
3	\$31,560	\$15,780
4	\$35,040	\$17,520
5	\$37,860	\$18,930
6	\$40,620	\$20,310

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 **Pine Cottages** are limited by statute. Currently, the rents charged by bedroom are:

Bedroom Type	60% Income Group Rent	30% Income Group Rent	* PHA Utility Allowance
3	\$500.00	\$273.00	\$142.00

* 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 (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*

