

CHT
 04-01-2021 Income/Sec - 811
 06-01-2021 Rent
 05-19-2020 PHA
 12-23-2021 ECM Energy Consumption Model)
 07-2021 Sec – 811 Rent

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF HOUSTON, TX (HARRIS COUNTY)

Welcome to **Chisholm Trail 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 **Chisholm Trail Apartments** 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 Chisholm Trail Apartments is limited to those families having moderate incomes as required by HUD Handbook 4350.3 3-5A. In (Harris County) **Houston, TX**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	Houston-The Woodlands-Sugar Land		
	<u>HERA Houston MSA</u>		<u>Section 811 Program</u>
	<u>50% Income</u>	<u>60% Income</u>	<u>50% Income</u>
1	\$27,750	\$33,300	\$27,750
2	\$31,700	\$38,040	\$31,700
3	\$35,650	\$42,780	\$35,650
4	\$39,600	\$47,520	\$39,600
5	\$42,800	\$51,360	\$42,800
6	\$45,950	\$55,140	\$45,950
7	\$49,150	\$58,980	\$49,150

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 and may terminate your residency.

The rents at **Chisholm Trail Apartments** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>50% Income</u>	<u>60% Income</u>	<u>*PHA Utility Allowance</u>	<u>*ECM Model Utility Allowance</u>	<u>Section 811 Program Effective July 01, 2021</u>	
					<u>50% Rent</u>	<u>Utility Allowance</u>
1	\$681	\$829	\$94	\$58	\$829	\$62
2	\$814	\$992	\$117	\$72	\$992	\$77
3	\$938	\$1,144	\$140	\$79	\$1144	\$92

* 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.
 The Maximum Occupancy for a (3) Bedroom Apartment shall be (7) persons.

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



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 Drug-Free Workplace

