

GG1
 04-01-2021 Income
 02-01-2021 Rent
 04-01-2021 PHA

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF GREENBRIER, AR (FAULKNER COUNTY)

Welcome to **Greenbrier Gardens I**. 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 **Greenbrier Gardens I** 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 Greenbrier Gardens I is limited to Households that the Head of Household is 55 years of age or older. There are a limited number of units for Disabled Households and there are no age restrictions to qualify**

Residency at **Greenbrier Gardens I** is limited to those families having moderate incomes. In **Greenbrier Gardens I**, AR in **Faulkner County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Little Rock MSA MTSP 30% Maximum Income</u>	<u>Little Rock MSA MTSP 601% Maximum Income</u>
1	\$15,180	\$30,360
2	\$17,340	\$34,680
3	\$19,500	\$39,000
4	\$21,660	\$43,320

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 **Greenbrier Gardens I** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>30% Income Rent</u>	<u>60% Income Rent</u>	<u>* PHA Utility Allowance</u>
1	\$341.00	\$515.00	\$65.00
2	_____	\$605.00	\$82.00

* 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.

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



*This institution is an equal opportunity provider and employer
 Drug-Free Workplace*



GG2
 04-01-2021 Income
 02-01-2021 Rent
 04-01-2021 PHA

TAX CREDIT PROGRAM INFORMATION SHEET CITY OF GREENBRIER, AR (FAULKNER COUNTY)

Welcome to **Greenbrier Gardens II**. 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 **Greenbrier Gardens II** 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 Greenbrier Gardens II is limited to Households that the Head of Household is 55 years of age or older. There are a limited number of units for Disabled Households and there are no age restrictions to qualify.**

Residency at **Greenbrier Gardens II** is limited to those families having moderate incomes. In **Greenbrier Gardens II, AR in Faulkner County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	<u>Little Rock MSA MTSP 30% Maximum Income</u>	<u>Little Rock MSA MTSP 60% Maximum Income</u>
1	\$15,180	\$30,360
2	\$17,340	\$34,680
3	\$19,500	\$39,000
4	\$21,660	\$43,320

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 **Greenbrier Gardens II** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>30% Income Rent</u>	<u>60% Income Rent</u>	<u>* PHA Utility Allowance</u>
1	\$341.00	\$610.00	\$65.00
2	_____	\$625.00	\$82.00

* 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.

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



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