

CHA
 04-01-2025 Income
 09-01-2025 Rent
 06-01-2025 PHA

TAX CREDIT PROGRAM INFORMATION SHEET MARSHFIELD, MO (WEBSTER COUNTY)

Welcome to **Churchill 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 households. Residence at **Churchill 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 **Churchill Apartments** is limited to those households having moderate incomes. In Marshfield, MO (**Webster County**), the maximum allowable incomes (by household size) are as follows:

| <u>Household Size</u> | Springfield MSA MTSP | |
|-----------------------|-----------------------------|-----------------------|
| | <u>Max 60% Income</u> | <u>Max 80% Income</u> |
| 1 | \$37,380 | \$49,850 |
| 2 | \$42,720 | \$57,000 |
| 3 | \$48,060 | \$64,100 |
| 4 | \$54,400 | \$71,200 |
| 5 | \$57,720 | \$76,900 |
| 6 | \$61,980 | \$82,600 |

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

| <u>Bedroom Type</u> | <u>60% Income</u> | <u>80% Income</u> | <u>*PHA Utility Allowance</u> |
|---------------------|-------------------|-------------------|-------------------------------|
| 2 | \$616.00 | \$708.00 | \$86.00 |
| 3 | \$750.00 | \$832.00 | \$103.00 |

* IMPORTANT! Averages are based on bedroom size and are not a guaranteed amount. Individual Resident utility amounts will vary based on usage, household 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 (2) Bedroom Apartment shall be (4) persons.
 The Maximum Occupancy for a (3) Bedroom Apartment shall be (6) persons.

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



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

