



## Affordable Housing Program Information

Welcome to Union at Wiley Apartments! Our community is operated under the Affordable Housing Program under Section 42 of the Internal Revenue Code. This program is designed to provide housing to those with moderate incomes. Residence at Union at Wiley Apartments requires that applicants meet certain qualifying standards established by the government and the Managing Agent. This program is not connected with Section 8; however, applicants with Section 8 vouchers or certificates may apply for residency.

If applying under the affordable program, residency at Union at Wiley Apartments is limited to households having moderate incomes. In addition to standard wages, income includes (but is not limited to) funds received from sources such as self-employment, unemployment, child support, pensions, and social security.

The maximum allowable income limits in Linn County are as follows:

Area Median Income	1 person	2 person	3 person	4 person	5 person	6 person	7 person
60%	\$39,780	\$45,420	\$51,120	\$56,760	\$61,320	\$65,880	\$70,440

All income and asset information that is provided by the applicant must be verified before occupancy. This qualification and certification process must also be completed on an annual basis. The rents at Union at Wiley Apartments are controlled by regulation\*. Currently, they are as follows:

Size	60% AMI Rents	Square Footage
1 BR	\$800/mo	685 sq. ft.
2 BR	\$954/mo	855 sq. ft.
3 BR	\$1097/mo	1025 sq. ft.

*\*The allowable rent is subject to change annually and is based upon median income as determined by the Department of Housing and Urban Development and estimated utility expenses. Square footages are approximates.*

Fee Structure:

Application	\$20 per adult applicant
Deposit	1 BR - \$300, 2 BR - \$400 and 3 BR - \$500 with approved screening
Carport	\$30.00 per month
Pet	\$25 monthly fee per pet, \$150 one-time non-refundable pet fee per pet. Maximum of 2 pets. Maximum weight restriction 75 lbs. total
Utilities	Resident pays electric (all electric), telephone, cable (in select buildings), and internet. Community paid water, sewer, and trash removal.





## Frequently Asked Questions

### **How do I find out if I am eligible for a Section 42 apartment?**

You will complete an application that asks for information regarding income, household size, and financial assets. These factors determine your eligibility for this program.

### **How is my rent determined?**

Rent guidelines are set by the Department of Housing and Urban Development (HUD) based on the median county income. Your actual rent is set by each property using these guidelines.

### **Do I have to verify my income every year?**

Yes. Every year you must recertify your income and household size before you sign your renewal lease agreement.

### **Why do the limits vary from one property to another?**

Annually, HUD reviews incomes in every county or metropolitan area across the United States. They then publish the limits based on County Median Incomes. We are required to use the income guidelines.

### **What is counted as income?**

All of your gross income is included (Employment, Social Security, Pensions, Annuities, etc.)

### **How are assets counted?**

Interest and dividends from assets are counted as income whether the interest or dividends are taken or reinvested. Examples of assets include Savings Accounts, Money Market Accounts, Certificates of Deposit, Stocks, Cash Value of Life Insurance Policies and Annuities.

### **If I meet income qualifications, do I automatically get an apartment?**

If you qualify for the Section 42 apartment, your application will be further processed using resident screening policies and procedures. Approval is subject to availability of Section 42 apartments.

### **If I am a student, do I qualify under the LIHTC program?**

Units comprised of full-time students do not qualify as a LIHTC unit unless one of the following exceptions apply continually for the period of time that everyone is a full-time student:

- All adults are married and entitled to file a joint tax return
- An adult member is a single parent with a minor child in the unit, the adult is not-a tax dependent of any third party, and the children are not claimed as a tax dependent by anyone other than one of their parents (even if the other parent is not in the unit)
- The household includes a member who receives welfare assistance in the form of Temporary Assistance to Needy Families (TANF)
- The household includes a member who formerly received foster care assistance (that means they were a foster child or adult)
- The household contains a member who gets assistance from the Job Training Partnership Act (JTPA) or similar programs (NOTE: The “Workforce Investment Act” has replaced JTPA)

