

**PROGRAM INFORMATION SHEET**

Rock Harbor Village  
 9 Main Street, Orleans, MA 02653  
 Phone: 508-255-1360 TTY: 711 Email: RockHarbor@poahcommunities.com

Welcome to Rock Harbor Village. Our community is operated under the following program types:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Project-Based Section 8 (S8-HAP)   | <input checked="" type="checkbox"/> Tax-Exempt Bonds (SBD, CBD) |
| <input type="checkbox"/> Project-Based Section 8 Vouchers (PBV)        | <input type="checkbox"/> Housing Trust Funds (HTF)              |
| <input type="checkbox"/> Section 811 (811 PRA-HAP)                     | <input type="checkbox"/> Capital Magnet Fund (CMF)              |
| <input type="checkbox"/> Section 202 PRAC (202 PRAC HAP)               | <input type="checkbox"/> Community Based Housing (CBH)          |
| <input type="checkbox"/> Section 236 or HUD Use Agreement              | <input type="checkbox"/> FHLB Affordable Housing (AHP)          |
| <input checked="" type="checkbox"/> Low Income Housing Tax Credit (TC) | <input type="checkbox"/> Neighborhood Stabilization (NSP)       |
| <input type="checkbox"/> New Market Tax Credit (NMTC)                  | <input type="checkbox"/> Florida SAIL                           |
| <input checked="" type="checkbox"/> Low HOME (LH)                      | <input type="checkbox"/> Workforce Housing (WF)                 |
| <input type="checkbox"/> High HOME (HH)                                | <input type="checkbox"/> Other – _____                          |

This community has been designated for the following resident population:

- Family (Non-Elderly, Elderly, Handicapped or Disabled)
- Elderly (62 & older or Handicapped or Disabled)
- Elderly (55 & older)

The programs checked above are designed to facilitate the housing needs of lower income families. Residency at Rock Harbor Village requires applicants to meet certain qualifying standards established by these housing programs and the managing agent, POAH Communities, LLC.

Residency at Rock Harbor Village is limited to those households having incomes under the income limits listed below. In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually upon renewal.

The maximum allowable incomes (by household size) are as follows:

**INCOME QUALIFICATIONS**

<b>Effective 04/18/22</b>	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>
Sec 8 Extremely Low Income (S8-HAP) - 30%	\$22,850	\$26,100	\$29,350	\$32,600
LIHTC (TC) – 30%	\$22,830	\$26,100	\$29,370	\$32,610
LIHTC (TC) – 60%	\$45,660	\$52,200	\$58,740	\$65,220
<b>Effective 06/15/22</b>	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>
Low HOME (LH) – 50%	\$38,050	\$43,500	\$48,950	\$54,350

**RENTS**

<b>Effective</b>	<b>Unit Size</b>	<b>Unit Type / Program</b>	<b>Maximum Rent</b>
06-22-22	1 BR	Sec 8-HAP TC LH	\$1,900
06-22-22	2 BR	Sec 8-HAP TC LH	\$2,300

The rents at Rock Harbor Village are controlled by regulation.

Maximum occupancy limits at Rock Harbor Village are set at two people per bedroom.

There are no fees for a rental application. The security deposit and rent will be determined based on income and other factors. This Community's security deposit is based on:

- Total Tenant Payment as calculated on the HUD 50059
- The greater of Total Tenant Payment or \$50.
- An amount up to, but no greater than the Total Tenant Payment as calculated on the HUD 50059
- One Month's Rent
- Other - \$\_\_\_\_\_

