Riverside Village
Townhomes & Apartments

TAX CREDIT ELIGIBILITY FAQ

Do your Tax Credit Apartments have income restrictions?

Yes. Our Tax Credit, single program, apartments are designed to meet various income levels so that we can provide beautiful, well-appointed housing options to anyone interested in living at Riverside Village.

Our Tax Credit Apartments are designated as income-restricted apartments. They are limited to the Area Median Income per household size as set by HUD (The Department of Housing and Urban Development). Income limits are for the Chicago-Naperville-Joliet, IL HUD Metro FMR (Fair Market Rents) Area. Effective until superseded. These limits are updated annually and are subject to change. Please contact our leasing office to determine eligibility.

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
60% HERA	$53,100	$60,660	$68,220	$75,780	$81,900	$87,960	$94,020	$100,080

* The minimum required annual income is 2.0x the monthly rent.
* Income limits are current as of 04/01/2025.

What type of apartment homes are available to rent?

We offer an array of floor plans that fall under the Low Income Housing Tax Credit (LIHTC) Program. Please contact our leasing office to learn more about our Tax Credit Apartments, which have eligibility restrictions.

What is the starting monthly rent for the Tax Credit Apartments?

	1-Bedroom	2-Bedroom	2-Bed Townhouse	3-Bedroom	3-Bed Townhouse	3-Bed Deluxe	4-Bed Townhouse
60% HERA	$990	$1,090	$1,290	$1,390	$1,390	$1,450	$1,650

What is the application process?

a. We are only accepting paper applications. Applications can be picked up from the Riverside Village management office.
b. Applicants interested in Riverside Village's Tax Credit Apartments will complete a short application to determine initial eligibility. Upon completion, our leasing office will contact you to conduct an eligibility interview and discuss the next steps.
c. All applicants will undergo a credit/criminal background check when applying.
d. Applicants over 18 who are not full-time students, blind, disabled, 62 and up, retired, or receiving a pension must be employed.

What utilities are included in the rent?

Our residents are responsible for their own electricity, heat, phone, cable, and internet. Water services, trash, and recycling are included with the rent.