

SCIP I/HACA Rental Requirements and Program Information

Revised and Effective for all NEW applicants after January 23, 2006 and renewals after April 1, 2006

The Housing Authority of the City of Austin supports the Fair Housing Acts as amended, prohibiting discrimination in housing on race, creed, color, religion, sex, national origin, handicap, familial status, or sexual orientation.

The following qualification standards will be required from every prospective resident.

An application fee of \$10.00 is required for **each** applicant 18 years of age and over. The applicant is required to turn in a criminal background check upon pre-qualification and within two days of the official offer of the unit. The background check is provided by DPS paid for by the applicant.

Applications must be submitted by each applicant, 18 years of age or older, who will be occupying the rental unit. All occupants 18 years of age or older must qualify in all areas except for the income limits for students living at home.

*Those applicants holding a Section 8 voucher are excluded from the income limit criteria.

Only cats, birds, and fish are allowed. A pet deposit for birds and fish are also required. Only two of the following are allowed, birds, cats, and per unit. A fish tank with 50 gallons or more will require rental insurance. The pet deposit is \$200.00, of which \$100.00 of the pet deposit is non-refundable.

*Dogs are not allowed in these units.

Property Description and Program Highlights

Twenty-six three-bedroom two-bath homes comprise the Heritage Heights (SCIP 1) Rental project assisted with Low Income Housing Tax Credits (LIHTC). Maximum rents are adjusted annually in accordance with LIHTC guidelines and tenants are recertified on each anniversary of the lease. At the present time for existing tenants, for renewals, no monthly rent may be below \$650.00 per month, with each unit's rent set at 30% family gross monthly income or \$650.00, which ever is greater, provided family cash assets do not exceed \$5,000, and the total rent payment shall not exceed the LIHTC annually prescribed rents net of utility allowances. The minimum rental amount of \$650.00 equals to a monthly income of approximately \$2,167.00.

Tenants pay all of their utilities.

Tenants who originally qualified for the program may be eligible to continue to lease the unit even if the family size has dropped below 3 persons, provided that they meet the LIHTC income limits, and otherwise meet all the program guidelines. Families whose income exceeds 60% of MFI may only remain in the units if their certified income is below 140% of MFI as prescribed by the LIHTC program.

Families whose total cash assets exceed the original cash asset limit of \$5,000.00, if otherwise eligible to renew their lease, are not eligible to renew the lease at 30% of monthly income, but must pay the LIHTC allowed Fair Market Rent. This amount is \$1109.00.

To be eligible to renew the lease, in addition to meeting all program guidelines, a tenant must be current on their rent or have made previous arrangement with management on any past due rents.

Families interested in entering this rental program must meet these guidelines:

- 1.) Must have a family of 3 or more persons that will occupy the rental unit.
- 2.) May not be a current homeowner.
- 3.) Must have commitment to becoming a long term resident of the neighborhood.
- 4.) Have steady employment history with at least 12 months at the current place of employment.
- 5.) Must not have any outstanding judgments or past due accounts to the Federal Government, the State of Texas, or the City of Austin.
- 6.) Must have satisfactory performance in meeting past financial obligations, especially rent. No more than 3 satisfied derogatory on credit report, none of which may be in the payment of housing.
- 7.) Must have no record of disturbances of neighbors, destruction of property, or poor housekeeping habits at prior residences, which would adversely affect the health safety or welfare of other residents in the neighborhood.
- 8.) Must have no history of criminal activity involving crimes of physical violence to person or property or other criminal acts, which would adversely affect the health, safety or welfare of other residents in the neighborhood.

Income Guidelines as Published annually by the LIHTC Program

2006 LIMITS

# Of persons in household	Maximum family income
3	\$38,400.00
4	\$42,660.00
5	\$46,080.00
6	\$49,500.00

I have read and understand all of the rental criteria. I understand that my application fee is non-refundable.

Resident Name (Print)

Resident Name (Print)

Resident Name (Signature)

Resident Name (Signature)

Date

Date