

New Hope Services, Inc.

Frequently Asked Questions

Multi-Family Housing

Who can live in a RHTC property?

If the entire household is comprised of full-time students, they may not qualify for a RHTC unit. Also, developers cannot discriminate against person who receive Section 8 vouchers or certificates.

How are rent and income limits determined?

All RHTC income and rent limits are based on the area's median income. This data is published annually by the U.S. Department of Housing and Urban Development (HUD).

These limits vary by metropolitan area or county within the state and by number of people in the household. Persons moving into RHTC units can have an income of no more that 60% of the area's median income.

Most developers also set aside a percentage of units that can be rented to lower income persons, including those who earn no more than 30, 40, or 50% of the area's median income. Rent limits are also based on the median income information. In most cases, the maximum rent that a resident can be charged (including utilities except telephone and cable television) is calculated as 30% of the maximum income limit for the household size.

The household size is based on the number of bedrooms in the unit, not the actual number of persons residing in the unit. A calculation of 1.5 times the number of bedrooms in the unit determines the household size.

What is needed to determine if I qualify?

At the time of application, and on an annual basis, residents are required to provide documentation confirming their annual income and the number of residents in their unit.

Information that may be required by the developer includes the following:

- 1) Name, age, social security number, relationship, sex of each of the persons who will occupy the unit;
- 2) All sources and amounts of current and anticipated annual income expected to be received during the twelve-month certification period, including assets;
- 3) Current and anticipated student status of each resident during the 12-month certification period;
- 4) Traditional screening steps such as credit checks and information from previous landlords;
- 5) Demographic information, which may include age, race, disability and whether the household is headed by a female. 6) All information provided is strictly confidential and will be handled accordingly.