



Frequently Asked Questions

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General Questions

- 1. How do I know if I am eligible to live here?** [Use this short form](#) to see if you can live here. Here are the eligibility requirements:
 - Earn between 30% and 60% AMI to apply (based on household size, see chart below)
 - Earn at least 1.5 times the rent amount
 - Households with ONLY full-time college students cannot live here. At least one household member must not be a college student or a part-time college student (certain exceptions apply, see below)
 - Rent assistance, such as Housing Choice Vouchers or other vouchers, are welcome and counts toward eligibility
- 2. What are the income requirements?** You must earn between 30% and 60% AMI to apply (based on household size, see chart below). You must also earn at least 1.5 times the rent.

People in Home	Yearly Income Range	Monthly Income Range
1	\$26,070-\$52,140	\$2,173-\$4,345
2	\$29,790-\$59,580	\$2,483-\$4,965
3	\$33,510-\$67,020	\$2,793-\$5,585
4	\$37,230-\$74,460	\$3,103-\$6,205
5	\$40,230-\$80,460	\$3,353-\$6,705
6	\$43,200-\$86,400	\$3,600-\$7,200
7	\$46,170-\$92,340	\$3,848-\$7,695
8	\$49,170-\$98,340	\$4,098-\$8,195

3.

Income limits are between 30% and 60% AMI. Table shows yearly and monthly income for ease.

- 4. How much is the rent?** Below is a chart of the rent amounts by unit size. Rents are based on unit size. You must earn at least 1.5 times the rent to live here. You are responsible for paying the **full rent** (no subsidies). If you have rent assistance (such as a Housing Choice Voucher), you can use that to qualify.

Apartment	Household Size	Monthly Rent
Studio	1-2 people	\$984
1-bedroom	1-3 people	\$1,027
2-bedroom	2-5 people	\$1,505
3-bedroom	3-7 people	\$1,733

Must earn more than 1.5 times the amount of rent. Household size number is minimum and maximum allowed.

- 5. What happens if my household's income rises above the 60% AMI level?** You will need to recertify your income annually during your tenancy. Your household income can rise above annually adjusted income limits as long as the increase was not anticipated at the time you first moved in.
- 6. Does the rent include a subsidy or rent assistance?** No. The units being advertised do NOT have subsidies. Residents are responsible for paying the full rent. But rents are lower than other apartments in the community. If you have other rent assistance or a voucher, such as a Housing Choice Voucher, you can use that to qualify.
- 7. What happens if my household composition changes after I move in—e.g., a partner or child moves in with me, a roommate moves out and is replaced by a new roommate?** Because your income limit was based on your household composition at move-in, allowed changes to your household are generally limited to unforeseen birth or marriage for the first 12 months. However, if you feel you have an extenuating circumstance, it is important that you speak to the property manager.

College Student Questions

1. What do you consider a full-time student? What do you consider a part-time student? We use the definition of full-time or part-time that the educational institution you are attending uses. Check with them to be sure.

2. Can full-time students live here? Yes — but only if you meet certain exceptions. This property is eligible for the Low-Income Housing Tax Credit, which has specific eligibility requirements for college students. Here are the [exceptions](#):

1. Enrolled in a job training program receiving assistance under the Workforce Investment Act (formerly JTPA) or other similar program funded by a state or local government agency.
2. Receiving benefits under Title IV of the Social Security Act (e.g. TANF).
3. A single parent and the single parent is not a dependent of another individual, nor are their children dependents of another individual except another parent of such children.
4. Married and eligible to file a joint return.
5. A student that was previously under the care of a state foster care program.

3. Can I live with roommates? Yes. You can apply as a household — whether you're students, working adults, family, or chosen family. However, households with ALL full-time students cannot. To qualify:

- Your total household income must fall within the program limits
- If anyone is a full-time student, at least one person must meet a federal exception (like being a single parent, receiving TANF/WIOA, or having a foster care history)

- 4. What if my income or student status changes?** It's okay if your income increases after you move in, as long as it wasn't expected. For students, **any changes to your course load should be reported to property management.** If you are planning to go full-time, and all households are full-time students, you could no longer be eligible. You should not live here if you plan to go to college full-time.
- 5. I'm a full-time college student who wants to live with one part-time college student. Can we live here?** Yes, so long as your part-time student roommate does not increase their courseload to full-time status. If the entire household became full-time students, you would no longer be eligible to live here.
- 6. I was a full-time college student earlier this year, but I'm currently a part-time college student. Can I live alone here?** Yes, but only if you were not a full-time student for five or more months this calendar year. Also, you will no longer qualify to live here if you increase your course load to full-time while living alone.
- 7. My partner and I have a 1-year-old daughter. We are not married. We are not entitled to file a joint tax return. We both go to school full-time. Can we live here?** Yes, your household would qualify because your daughter does not attend college.
- 8. I'm a full-time college student who wants to live alone. Can I live here?** No, unless you meet an exception listed above.
- 9. I attend two schools part-time. Am I considered a full-time student?** Yes.
- 10. I'm a full-time college student who wants to share an apartment with one or more other full-time college student(s).**

Can we live here? No, unless all household members meet an exception above.

11. I see TANF listed in the full-time student exceptions. Are food stamps considered TANF? No. Only financial assistance is TANF.

12. I see the Workforce Innovation and Opportunity Act (WIOA) and other similar federal, state, or local laws listed in the full-time student exceptions. Is my Pell Grant considered part of the WIOA or other similar federal, state, or local law? No, a Pell Grant is not directly part of the Workforce Innovation and Opportunity Act (WIOA). It is a separate federal grant program designed to assist students with financial need for postsecondary education.

13. What are similar federal, state and local educational programs that are exempt? Typically, these programs are designed to provide short-term job training and employment services to individuals facing barriers to employment. If you are unclear if your education assistance falls under the student exemption, we would be happy to research this for you.

14. I am on Social Security Disability and I am receiving financial assistance that pays for a training educational program so I can learn a new trade. Can I live alone here? It sounds like this would be an exception, which would lead to “Yes”. However, property management staff would need more information to be sure.

15. I no longer meet one of the exceptions for being a full-time student. Can I still live here? No, when a unit becomes occupied entirely by full-time students at any time (defined as individuals enrolled full-time at an educational organization for at least five calendar months during the year), the unit becomes disqualified unless one of the exceptions above apply.

16. I'm a part-time college student who wants to live alone. Can I do that? Yes. However, unless you meet an exception above, you would have to move out if you chose to increase your course load to full-time while living alone.

17. I am a part-time student who plans to live alone. If I become a full-time student and do not meet one of the exceptions, do I have to move out? Yes, on the first day of the fifth month during the calendar year of your full-time student status, you would no longer be eligible to live here. It is required that you report all anticipated changes to your student status to management to determine if your household will qualify for the duration of your lease period.