

## **Understanding and Qualifying for Section 42 Tax Credit Residency**

Calibre Residential manages its properties under the Section 42 housing program.

*How do I find out if I am eligible for a Section 42 tax credit unit?*

***You will be asked to complete forms that will provide information regarding your income, family size, and financial assets. This information will help to determine your household's eligibility for the program.***

*Who determines the maximum income levels?*

***Income levels are determined by the Pennsylvania Housing Financial Agency (PHFA) for each county.***

*How is **my** maximum income level determined?*

***Your maximum income level is based on the number of people in your household and the combined gross (before taxes and deductions) income.***

*What is counted as income?*

***All income is counted, including income on your assets such as checking accounts, savings accounts, lump sum settlements, profits from the sale of real estate, etc.***

*What are assets?*

***Assets are your valuables other than personal items that must be considered when determining your family income. Examples include checking accounts, savings accounts, and certificates of deposit, stocks, and bonds. Personal items such as your car, furniture, etc. are not included.***

*If my income qualifies, am I guaranteed a Section 42 unit?*

***No. All applications will be processed using standard screening policies and procedures, which include credit and background checks and rental history verifications.***

*Are there any other qualifying factors?*

***All applicants are required to provide at least two full years of prior residence history. Other information may be required. Some student restrictions may apply to certain properties.***

*How is rent determined?*

***Rents are determined based on the median (average) county income. Then the rent is set by the Owner of the community, based on Housing of Urban Development (HUD) guidelines and minus a predetermined amount for utilities.***

*How do I apply?*

***The Leasing Staff will be happy to provide you with the necessary forms and will assist you with the application process. As previously mentioned, the application process is two-part. The first step is to complete an application and submit the \$35 application fee per adult. A husband and wife may submit one application and one fee. For all other households, each individual over the age of 18 must submit a separate application and application fee. Based on the information obtained through our standard rental screening policy and procedures, your application will be approved to continue to the Income and Asset verification process, which will determine your Section 42 program eligibility.***

Vista Woods does not participate in Section 42.