



The Reserve at Napa

Professionally Managed by Napa Valley Community Housing

Our community is operated under Section 42 of the Internal Revenue Code. This special financing program is designed to facilitate the housing needs of lower income households. Residency at this community requires that applications meet certain qualifying standards established by the Low Income Housing Tax Credit Housing Program. This program is not connected with Section 8; however, we do accept Section 8 participants.

Residency in this community is limited to those households having lower incomes as shown below. In this country, the maximum allowable incomes (by household size) are currently shown below. These are adjusted annually.

MAXIMUM ELIGIBILITY INCOME

<u>Household Size</u>	<u>50% of Area Median</u>	<u>60% of Area Median</u>
1 Person	\$28,650	\$34,380
2 People	\$32,700	\$39,240
3 People	\$36,800	\$44,160
4 People	\$40,900	\$49,080
5 People	\$44,150	\$52,980

In addition to standard wages income includes monies received from all sources such as alimony, child support, pensions, Social Security, any regular monthly contribution from an outside source, as well as income from assets that you hold, including savings accounts, CD's, Mutual Funds, etc.

All information on income provided by applicants must be verified before occupancy. An income certification process will also be completed annually just prior to your move-in anniversary.

APARTMENT RENTS are limited by statute. Currently, the rents are as follows:

<u>Apartment Size</u>	<u>50% Rents</u>	<u>60% Rents</u>
1 Bedroom	\$692	\$841
2 Bedroom	\$826	\$1,004

