

**Good Shepherd** is a brand-new 143 unit building with 84 Studio, 1, 2, and 3 bedroom units, priced to be affordable for households with incomes at or below 60% of HUD published median family income (MFI). Currently those income limits are:

<u>% MFI</u>	<u>1 Pers</u>	<u>2 Pers</u>	<u>3 Pers</u>	<u>4 Pers</u>	<u>5 Pers</u>	<u>6 Pers</u>	<u>7 Pers</u>	<u>8 Pers</u>
60%	\$47,400	\$54,180	\$60,960	\$67,680	\$73,140	\$78,540	\$83,940	\$89,340

An additional 58 units including studio, 1, 2, and 3 bedroom units are preferred to applicants referred through the VASH, RLRA, and HACC PBV programs.

**Rents for the 85 60% units** (subject to change as limits and/or utility allowances are updated) **are currently:**

- Studios: \$1117
- One bedroom: \$1192
- Two bedrooms: \$1425
- Three bedrooms: \$1641

**Income Qualification FAQs:**

- Household income is based on Gross Income of all household members combined. This includes income from all sources before any taxes or deductions, as well as income from assets (if any)
- Gross income from employment includes wages/salary, overtime, shift differential, tips, commissions, bonuses, and any known increases projected in the 12 months after move-in.
- Income from all sources will require third party verification.

**What to bring for your intake appointment – for each applicant 18 of age or older:**

- Photo ID
- \$45 Money order or cashier’s check payable to the property
- Proof of income and/or contact info for verifier. For example if employed, bring employer’s contact phone, email, and fax number, four most recent consecutive paystubs, and if available, a copy of filed prior year’s tax return. For social security, TANF, or other monthly payments bring a currently dated award letter.
- To meet the verification requirements of the LIHTC program, management may request additional documents depending on the circumstance. For households with minor children, income from child support will be explored, and for those with combined assets in excess of \$5000, a bank verification or copies of recent statements may be required.

When a household comes to the top of the waitlist or is first to apply for a new unit, site staff will reach out to schedule the intake interview, and will, to the best they are able, address any questions prior to meeting so that they can come as prepared as possible to determine qualification.

Please contact management at: [goodshepherd@quantumres.com](mailto:goodshepherd@quantumres.com) 971.448.4004