

Affordable Housing Program

Do I Qualify?

Eligibility Criteria

- Household must meet Resident Selection Criteria, including credit and criminal background screening.
- Applicant’s household size must be appropriate for the apartment (minimum of one per bedroom and maximum of two per bedroom plus one).
- Households must have gross income at or below 50% of the Area Medium Income for family size. See Chart below.
- Households must disclose all income and assets and asset income is included in the calculation of total household income. Assets in restricted retirement accounts (the applicant cannot access the account without retiring or terminating employment) are not included in the calculation of total household assets.

Current Maximum Income Limits*

| Household Size | 50% AMI Income Limit |
|----------------|----------------------|
| 1 person | \$57,400 |
| 2 persons | \$65,600 |
| 3 persons | \$73,800 |
| 4 persons | \$81,950 |
| 5 persons | \$88,550 |
| 6 persons | \$95,100 |
| 7 persons | \$101,650 |

| Maximum Allowable | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom |
|---|----------|-----------|-----------|-----------|
| Maximum Monthly Rent | \$1,435 | \$1,537 | \$1,845 | \$2,131 |
| Average % of change from previous rents | 6% | 6% | 5.97% | 5.97% |
| Minimum Income Requirements: | \$50,000 | \$54,000 | \$65,000 | \$78,250 |

- * HUD Income Limits (Income Limits are subject to change annually.)
- Rent is determined based on the income limits and unit size.
 - All household members age 18 and over must sign a Tenant Income Certification (TIC), certifying that household composition, income, assets and other information contained on the TIC is true and accurate.
 - All household members age 18 and over must sign a Lease Agreement, an Affordable Housing Program Lease Addendum outlining Program requirements, a VAWA addendum, and any other required move-in documentation.
 - Income Recertification is required annually to determine continued eligibility.

Housing Opportunity Through Modernization Act (HOTMA)

In accordance with HUD's Final Rule published in the Federal Register Vol. 88, No. 30 (February 14, 2023) and HUD Notice H 2023-10, **Navy Yard Urby** has elected to implement the applicable provisions of the Housing Opportunity Through Modernization Act (HOTMA) effective June 1, 2025, ahead of the extended federal compliance deadline of January 1, 2026.

Effective June 1, 2025, Navy Yard Urby has adopted the following HOTMA-compliant procedures:

- **Income Determinations:** Conducted in accordance with 24 CFR § 5.609, using prior-year income documentation where applicable.
- **Asset Calculations:** Conducted in accordance with 24 CFR § 5.603. Imputed income from assets is applied only when total household assets exceed \$50,000.
- **Exclusions:** Non-countable assets and excluded income sources are identified and processed per 24 CFR § 5.611.
- **Annual Recertifications:** Required within 12 months of the last full certification.
- **Income Certification Effective Date:** As of June 1, 2025, all income certifications and annual recertifications will be calculated in accordance with the Housing Opportunity Through Modernization Act (HOTMA).

***All eligibility determinations, income and asset calculations, and recertification processes align with the most current requirements set forth by HUD under the Housing Opportunity Through Modernization Act (HOTMA)*