

## PROJECT DESCRIPTION

### BLUE LAKE MEADOWS



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	LIHTC	RAD PBRA
Income Restrictions	60% AMI	80% AMI
Building A	100% of the units are maintained as LIHTC	100% of the units have PBRA
Building B	100% of the units are maintained as LIHTC	100% of the units have PBRA
Building C	100% of the units are maintained as LIHTC	100% of the units have PBRA

Blue Lake Meadows, located in Wood County, Wisconsin, is a 30-unit project with LIHTC, and RAD PBRA consisting of two- and three-bedroom comparable units in three separate buildings. Each building is not its own project for LIHTC purposes. The owner elected the 40 60 MSA on the IRS Form 8609 but maintains the project as 100 percent LIHTC. The low income housing tax credits for all three buildings were placed in service on November 1, 2019. The HAP contract for RAD PBRA was effective November 1, 2019.

### BLUE LAKE MEADOWS APPLICANT LIST

As the manager of Blue Lake Meadows, you are responsible for ensuring continuing program compliance for all programs in Blue Lake Meadows. The following applications have been received for tenancy:

1.	Sue Yim	HOH	Age 22	IN	FT Student
	Ray Yim	Son	Age 6	EC	FT Student
	Chris Yim	Son	Age 5	EC	FT Student
	Gross household income:	\$22,100			
	Income type/source(s):	Child support/Wages			
2.	Patrick Howell	HOH	Age 45	EC	
	Trish Howell	Spouse	Age 43	EN	Disabled
	James Howell	Son	Age 17	EC	FT Student
	Katie Howell	Daughter	Age 19	IN	PT Student
	Gross household income:	\$26,875			
	Income type/source(s):	Social Security/Wages			
3.	Juan Ortega	HOH	Age 20	EC	FT Student
	Gloria Ortega	Spouse	Age 21	EC	FT Student, formerly in foster care
	Gross household income:	\$18,500			
	Income type/source(s):	Wages			
4.	Kristy Jackson	HOH	Age 30		
	Sara Jackson	Daughter	Age 10	EN	FT Student
	Jill Jackson	Daughter	Age 8	EN	FT Student
	Joe Jackson	Son	Age 2		
	Gross household income:	\$20,075			
	Income type/source(s):	Wages			
5.	Jennifer Hall	HOH	Age 19	EC	FT Student; not married; not a veteran; no dependent children; not disabled; does not meet Title IV definition of <i>independent student</i> ; never in foster care
	Gross household income:	\$17,900			
	Income type/source(s):	Wages			

**Blue Lake Meadows  
Wood County, Wisconsin, FY 2019 MTSP Income Limits**

<b>FY 2019 MTSP Income Limit Area</b>	<b>Median Income</b>	<b>FT 2019 MTSP Income Limit Category</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
Wood County	\$62,400	50% Income Limits	\$21,950	\$25,050	\$28,200	\$32,300	\$33,850	\$33,350	\$38,850	\$41,350
		60% Income Limits	\$26,340	\$30,060	\$33,840	\$37,560	\$40,620	\$40,620	\$46,620	\$49,620

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<b>FY 2020 MTSP Income Limit Area</b>	<b>Median Income</b>	<b>FT 2020 MTSP Income Limit Category</b>	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
Wood County	\$62,600	50% Income Limits	\$21,800	\$24,900	\$27,900	\$31,000	\$33,850	\$36,350	\$38,850	\$41,350
		60% Income Limits	\$25,340	\$29,060	\$32,840	\$36,560	\$39,620	\$43,620	\$41,620	\$48,620

**2020 HUD Program Income Limits (Section 8, Section 221(d)(3) BMIR, Section 235, and Section 236)**

	<b>1 Person</b>	<b>2 Person</b>	<b>3 Person</b>	<b>4 Person</b>	<b>5 Person</b>	<b>6 Person</b>	<b>7 Person</b>	<b>8 Person</b>
Wood County \$62,600 Very Low-Income Limits (50%)	\$21,800	\$24,900	\$27,900	\$31,000	\$33,850	\$36,350	\$38,850	\$41,350
Extremely Low-Income Limits (30%)	\$13,200	\$15,050	\$16,950	\$18,800	\$20,350	\$21,850	\$23,350	\$24,850
Low-Income Limits (80%)	\$35,100	\$40,100	\$45,130	\$50,100	\$54,150	\$58,150	\$62,150	\$66,150