

Hazel Heights Income Restrictions

Hazel Heights is a 153-unit Low Income Housing Tax Credit (LIHTC) project operated by Central City Concern (CCC).

**Please see the Building Criteria for full eligibility criteria and application details.*

Occupancy: Maximum number of occupants is two people per bedroom plus one additional person. Minimum number of occupants is one person per bedroom.

1 BD: 1-3 persons 2 BD: 2-5 persons (Note: some exceptions apply. Please inquire with CCC Housing)

Unit Types:

Unit Type	# of Units	Square Feet (approximate)	Income Limit	Tenant Rent Portion*
One Bedroom	6	448	30%	\$425
One Bedroom	25	448	50%	\$745
One Bedroom	61	448	60%	\$840
Two Bedroom	2	680	30%	\$494
Two Bedroom	5	680	50%	\$880
Two Bedroom	54	680	60%	\$997

**Residents will be responsible for paying some utilities in addition to rent. Rents have been adjusted to reflect this. Rents are subject to change. Staff cannot guarantee lower income limit/rent limit unit availability.*

Minimum Annual Income Requirements of 2.0x monthly rent**

Unit Size	30%	50%	60%
One Bedroom	\$10,200	\$17,880	\$20,160
Two Bedroom	\$11,856	\$21,120	\$23,928

***Minimum annual income will depend on unit type and income. Estimated income amounts are subject to change. Verifiable subsidy or other funds (i.e. Housing Choice Vouchers) may reduce rent in calculation or be counted as income.*

Maximum Annual Gross Income Limits (subject to change per HUD)

Income Limit	1 person	2 person	3 person	4 person	5 person
30%	\$20,310	\$23,220	\$26,130	\$29,010	\$31,350
50%	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250
60%	\$40,620	\$46,440	\$52,260	\$58,020	\$62,700

Important information and dates:

The Hazel Heights waiting list will open January 18th, 2022 at 8am PST. Pre-applications will be randomized for placement the 1st day of opening, and be taken in order received thereafter.

- The waiting list will close once CCC determines the waitlist has an estimated 12 month backlog of pre-applicants. This close date will be announced on CCC's Hazel Heights webpage with at least two weeks in advance notice.

Please contact the CCC Housing Office for updates. We can be reached at 503-525-8483 or 523 NW Everett St. Portland, OR 97209