

SCIT Affordable Rental Housing

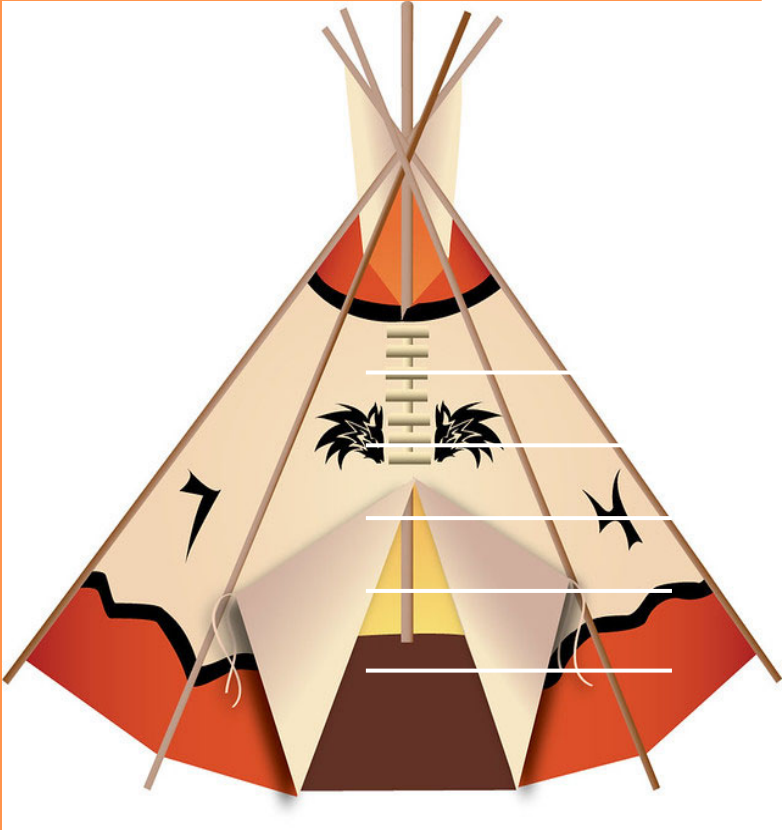
2024 Income Limits for HUD (Isabella County)

Guidance: Pursuant to 24 CFR §1000.10, median income for the IHBG program is defined as the greater of:

The median income of the counties, or their equivalent in which the Indian area is located, or the median income for the United States. Tribes with large reservations or those that encompass more than one county may have more than one income limit. Tribes or Tribally Designated Housing Entities (TDHE) may set income limits for multi-county reservations at the income limit level of the county with the highest income limits.

If the MFI limit for a county located within your Indian area is lower than the United States MFI limit, you must use the U.S. MFI limit. The U.S. MFI for FY 2024 is \$97,800. Therefore, the adjusted income limits broken out by family size and 80 and 100 percent (80/100%) of MFI are shown below.

| | 2024 Median Family Income | | | | | | | |
|------|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | 1 Person | 2 Persons | 3 Persons | 4 Persons | 5 Persons | 6 Persons | 7 Persons | 8 Persons |
| 80% | \$54,768 | \$62,592 | \$70,416 | \$78,240 | \$ 84,499 | \$ 90,758 | \$ 97,018 | \$103,277 |
| 100% | \$68,460 | \$78,240 | \$88,020 | \$97,800 | \$105,624 | \$113,448 | \$121,272 | \$129,096 |



“Helping Tribal Families Find Homes”

Miranda Pelcher-Miley

Admissions and Occupancy Specialist

Saginaw Chippewa Housing Department

Email: MiPelcher@sagchip.org

(989) 775-4532



Saginaw Chippewa Housing
 2451 Nish Na Be Anong
 Mt. Pleasant, MI, 48858
 (989) 775-4595



Step One



Admissions Meeting

Call or Meet with Miranda Felcher-Wiley; the Admissions and Occupancy Specialist to see if you qualify (989) 775-4532 or email MFelcher@sagchip.org

Step Four

Qualification

- * You will be notified once application is complete and thoroughly verified.
 - * If approved, you will be put onto the waiting list.
 - * If you are not approved, SCHD will give the reasoning and provide alternate options if available.
- Alternative Housing Options
- Migizi Apartments—(989) 775-4229
 - Eight CAP—(989) 772-0110
 - Mt. Pleasant Housing- (989) 773-3784

Step Two

Fill out Application

1. Three Landlord References (replace with personal references if you do not have enough)
2. Three Personal References
3. Documentation of ALL Income for all household members
4. SS cards for ALL household members
5. Tribal cards for all applicable household members
6. Documentation of Assets
7. Criminal History Report—ICHAT (\$10)

Step Three

Background Check

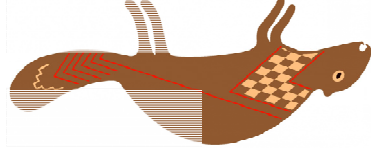
- * SCHD checks out the following:
 - * Calls all references
 - * Income Levels
 - * Tribal Affiliation
 - * Family Members
 - * Assets
 - * Criminal History



Step Five

Rental Waiting List

- * SCHD will select eligible applicants from the rental waiting list
- * Update application every 90 days
- * Failure to update application every 90 days will remove you and your household from the waiting list.



Step Six

Time to Move In

- * SCHD reviews the following:
 - * Check names on OTIS (over 18)
 - * Admissions and Occupancy Rental Policy
 - * Collections Policy
 - * Maintenance Policy
 - * Put Consumers bill into your name
 - * Sign a new ROI (Release of Information)
 - * Assign a vehicle decal (if applicable)
 - * Pet Policy