

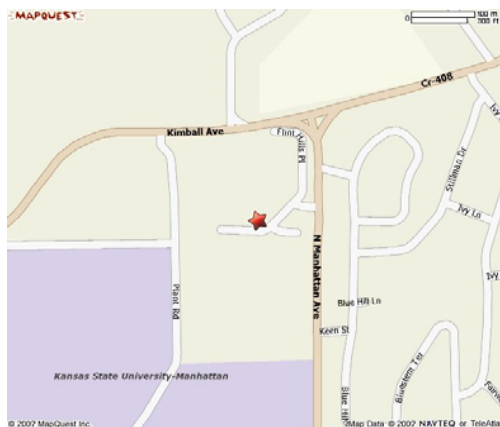
Manhattan Housing Authority

The Manhattan Housing Authority (MHA) is a not-for-profit organization committed to providing decent, safe, sanitary and affordable housing to eligible applicants. MHA manages The Gardens at Flint Hills and Flint Hills Improvements, Inc. (FHI) on behalf of the Manhattan Area Housing Partnership (MAHP), a local Community Housing Development Organization (CHDO) which owns The Gardens and FHI.

What is LIHTC?

LIHTC stands for Low Income Housing Tax Credit. LIHTC housing developments are built with public and private funds, with supervision from state and other compliance agencies. By having public and private funds working together, LIHTC communities can offer great apartments for below market rents!

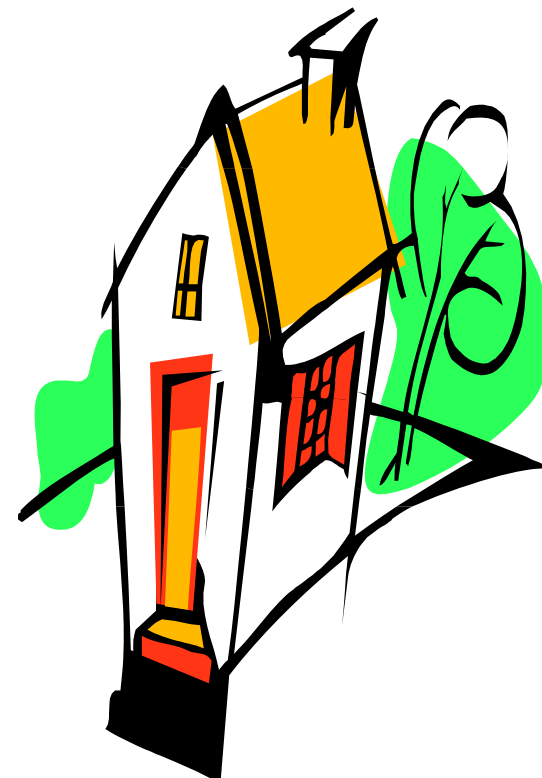
The Gardens at Flint Hills & Flint Hills Improvement, Inc.



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**The Gardens at Flint Hills &
Flint Hills Improvements, Inc.**
LIHTC Communities



**Working to Meet
Manhattan's
Affordable Housing
Needs**

Who Lives in LIHTC Communities?

LIHTC residents must meet income guidelines and other eligibility requirements. Both families and singles can be eligible to live in LIHTC homes, and MHA has a diverse group of residents in our communities.

What Are LIHTC Units Like?

All of our LIHTC apartments have central heat/air and washer/dryer units. The Gardens at Flint Hills also has dishwashers, while FHI units have a storage shed for all units. Both communities are well maintained, and we offer 24 hour on-call emergency maintenance service. The Gardens at Flint Hills has 48 apartments which are 2 & 3 bedrooms. FHI has 30 units, with 1 - 4 bedrooms. Both also have playgrounds on-site and access to a storm shelter. The FHI development also has 28 Public Housing units.

How Do I Apply?

An application form must be completed for anyone wanting to live at The Gardens or FHI.

Application forms are available at The Gardens at Flint Hills office, located at 1400 Flint Hills Place, the MHA Administrative Office or on-line at www.mhaks.com. If you have any questions about applying please feel free to contact us. After you apply, you will be placed on our waiting list. We will contact you when you are close to the top of the waiting list to determine your eligibility.

How Do I Know If I Am Eligible?

All applicants must meet an income guideline based on the number of people in the family. Income guidelines are available on our website, or you may call one of our offices. Other requirements include an acceptable landlord reference and providing documentation such as Social Security cards, birth certificates and proof of income.

We must also conduct a criminal background check for all family members.

How Much Will My Rent Be?

Just like private rental units, LIHTC units have a set rent amount that residents pay each month. There are two rent schedules which are based on the family's income. Below are current rents for The Gardens and FHI.

The Gardens at Flint Hills:	2 BR \$425/\$565
	3 BR \$485/\$625
Flint Hills Improvements	1 BR \$380/\$380
	2 BR \$435/\$500
	3 BR \$475/\$575
	4 BR \$550/\$625

You will also have to pay a Security Deposit equal to one month's rent when you move in.

Anything Else I Should Know?

Yes! It is **very** important that we have your correct mailing address. If your address changes, please be sure to notify us IN WRITING. We will contact you by mail when you are near the top of the waiting list. If we do not have the right mailing address, you might miss your chance and be dropped from our waiting list!