

Big Emma Apartments

Affordable Housing Information & Qualification Guide

Thank you for your interest in Big Emma Apartments!

We are proud to offer income-restricted affordable housing. These units are reserved for qualified households and provide significant savings compared to market rates.

Approval Requirements

All applicants for income-restricted units must meet the following:

- Satisfactory credit history
- Satisfactory criminal background check
- Gross monthly household income of at least **3 times** the monthly rent

2025–2026 Income Limits

(Based on 2025 Area Median Income – AMI)

Your total annual household income must fall **within** the ranges below to qualify:

Household Size	Minimum Income	Maximum Income
1 Person	\$43,000	\$57,040
2 Persons	\$48,840	\$65,200
3 Persons	\$54,960	\$73,360
4 Persons	\$61,080	\$81,440

Important: Households earning **below the minimum** or **above the maximum** are not eligible for the affordable program. Applicants whose income exceeds the maximum may still qualify for a market-rate unit.

Current Affordable Rates

1 Bedroom / 1 Bath – 510 sq ft Rent: \$1,073/month

2 Bedroom / 2 Bath – 898 sq ft Rent: \$1,329/month

Minimum Income Examples (3x Rent Rule)

1 Bedroom (\$1,073/mo) Required gross monthly income: **\$3,219** ($\$1,073 \times 3$)

2 Bedroom (\$1,329/mo) Required gross monthly income: **\$3,987** ($\$1,329 \times 3$)

Rates and income limits are subject to change without notice. Please contact the leasing office for the most current information and to begin the pre-qualification process.