



D. HAMILTON JACKSON  
TERRACE

## HUD Affordable Housing for Rent

# D. HAMILTON JACKSON TERRACE



**Amenities:** Management Office, Community Center, playground, basketball court, seating areas, parking and community laundry room.

**Apartment Interiors:** Stainless-steel EnergyStar appliances, new efficient electric water heaters, low-flow kitchen and bath fixtures, new windows, doors, flooring, cabinets, LED lighting, and ceiling fans.

**Building Improvements:** Security cameras in common areas, new façade with hurricane-wind resistant window-louver systems, new doors and roofs.

**Resiliency Measures:** Solar photovoltaic for common areas, and emergency back-up generators for common area lighting and the Community Center.

**No application fee • No broker's fee • Smoke-free building • Pets subject to restrictions, registration and pet deposit • Parking is free, but subject to registration.**

This project is financed through the U.S. Department of Housing and Urban Development (HUD)'s Rental Assistance Demonstration (RAD) Program. **Residents must sign a Project Based Rental Assistance (PBRA) Lease and must certify initially and annually thereafter through the PBRA and Low-Income Housing Tax Credit (LIHTC) programs.**

### Who Should Apply?

Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria.

A percentage of units is set aside for:

- Mobility-disabled applicants (5%)
- Vision/Hearing-disabled applicants (2%)

### MAXIMUM INCOME REQUIREMENTS

| 2025 HUD Annual Household Income Limits (60% AMI) |                |
|---|----------------|
| Household Size                                    | Maximum Income |
| 1 person  | \$33,960       |
| 2 people  | \$38,820       |
| 3 people  | \$43,680       |
| 4 people  | \$48,480       |
| 5 people  | \$52,380       |
| 6 people  | \$56,280       |
| 7 people  | \$60,120       |
| 8 people  | \$64,020       |



**\* RESIDENTS WILL PAY 30% OF ADJUSTED GROSS INCOME TOWARDS THE CONTRACT RENT.**

\* Rent includes Water, Stove and Refrigerator. Tenants are responsible for Electricity and Gas (for Stove).

\* Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

\* Household earnings include salary, hourly wages, tips, Social Security, child support, self-employment and other income. Income guidelines subject to change.

### How Do You Apply?

Apply in person, through mail or e-mail. To apply please visit the D. Hamilton Jackson Terrace site: **#7 Estate Richmond, Christiansted, St Croix, 00820 USVI** to pick-up an application. Applications must be submitted to the D. Hamilton Jackson Terrace Control Company Management office in person, by mail or e-mail. Please contact Cost Control Company at: [DHJackson@costcontrolstx.com](mailto:DHJackson@costcontrolstx.com) or 340-712-0007. Completed applications will be entered on the waiting list in the order received.

### What Happens After You Submit an application?

When your application is selected, you will be invited to an appointment to continue the process of determining your eligibility. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.



