

MCKINZIE GARDENS ELIGIBILITY and INCOME LIMITS

The applicant must meet the occupancy requirement.

McKinzie Gardens Apartments are a HUD Section 811 property, which is a property designated for persons with severe and persistent mental illness. The Norman Affordable Housing Corporation, a subsidiary of the Norman Housing Authority, manages the property. An on-site manager sees the property is maintained.

All units are one-bedroom apartments, which allows the occupancy standard to be one person or two persons who meet the family criteria. Definition of a family of a one-bedroom unit shall be two people who are legally married or cohabiting in a spousal type relationship, without regard to sexual orientation. This would include sharing of income for support of the family unit. Roommates are considered a family structure and shall be ineligible. (A parent and child would require a two-bedroom unit, which is not available at this development.)

McKinzie Gardens is not a Residential Care Facility. Each resident lives independently as they would in any other apartment complex.

Applicant must be 18 years of age or older. Or, the applicant must be emancipated through the legal courts.

The total household income cannot exceed the HUD established Very Low-Income standards for the Metropolitan Statistical Area (MSA).

The applicant must have a diagnosis of severe and persistent mental illness, to the extent that they are determined disabled as described by the Social Security Act or verified by appropriate referring entity or Doctor.

The applicant must be able to live independently and abide by the terms of the lease. Applicant may require the aid of medication, sponsor, home health care, payee with power of attorney for the purpose of lease compliance or other.

The applicant must be a mental health consumer and referred by Griffin Memorial Hospital, Thunderbird Clubhouse, Central Oklahoma Mental Health Center, or The Transition House.

The applicant must be mentally stable and medication compliant.

The applicant must be determined a suitable renter in regards to ability to comply with the lease terms which is inclusive of ability to maintain property in a safe, decent and sanitary condition, and not create disturbances with neighbors or staff

The applicant must not have engaged in drug related criminal activities within the past 12 months, or show evidence of a good faith effort to be drug free, i.e. AA, rehabilitation or other.

The Applicant must not be a lifetime registered sex offender.

The Applicant must not have engaged in actual and/or threatened violent criminal acts towards self, property, or others within the past 12 months, and show evidence that the applicant is medically stable, compliant with a prescribed medication regimen and is non-violent for at least 120 days.

The Applicant must have a good housing history and not owe any money to a Housing Authority, Landlord, or Major Utility Company.

Applicant must be a U. S. Citizen or eligible immigrant.

Maximum Income Limits

Family Size	Maximum Combined Annual Gross Income
1	\$22,550
2	\$25,800

If you meet the above criteria and are interested in applying for McKinzie Gardens please print the required Referral Forms, have them completed by your Physician and referring entity and have them faxed to 364-3934. You can then contact the McKinzie Gardens Manager Tuesday or Thursdays at 292-0692 and make an appointment to pick up and application.