

Site: Oaklawn Estates **City:** Rogersville **County:** Webster County **Area:** Springfield, MO HUD Metro FMR Area **State:** MO

MTSP Date: 04/01/2021

Rent Charged Date: 06/01/2021

Maximum Income Limits

Size	60%
1	\$27,480
2	\$31,380
3	\$35,280
4	\$39,180
5	\$42,360
6	\$45,480

Maximum Allowable Rental Rates

BRs	60%-Net of PHA UA
3	\$906

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
3	60	1347	36	\$685	\$113	PHA

Maximum Occupancy Limits

Maximum occupancy for a 3 bedroom apartment is 6 persons

UA = Utility Allowance; resident utility amounts may vary based on usage, family size, lifestyle, and weather conditions.

IRC Section 42 Income Limits are held harmless with 2020's Multifamily Tax Subsidy Project limits.

This institution is an equal opportunity provider and employer and a drug-free workplace.



OA2
 04-01-2021 Income
 06-01-2021 Rent
 04-28-2021 PHA (electric – gas – water – sewer)

TAX CREDIT PROGRAM INFORMATION SHEET ROGERSVILLE, MO (WEBSTER COUNTY)

Welcome to **Oaklawn Estates Phase II**. Our community is operated under Section 42 of the LIHTC Program of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate and middle-income families. Residence at **Oaklawn Estates Phase II** requires that applicants meet certain qualifying standards established by the government. This program is not connected with Section 8, however, housing choice voucher holders are encouraged to apply.

Residency at **Oaklawn Estates Phase II** is limited to those families having moderate incomes. In Springfield (MSA), **Webster County**, the maximum allowable incomes (by family size) are as follows:

<u>Family Size</u>	Springfield MSA MTSP Maximum Allowable Income		
	<u>50% Income</u>	<u>60% Income</u>	<u>80% Income</u>
1	\$22,900	\$27,480	\$36,050
2	\$26,150	\$31,380	\$41,200
3	\$29,400	\$35,280	\$46,350
4	\$32,650	\$39,180	\$51,500
5	\$35,300	\$42,360	\$55,650
6	\$37,900	\$45,480	\$59,750

In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. A complete definition of income is detailed in the application. All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually. Failure to comply with recertification could result in ineligibility.

The rents at **Oaklawn Estates Phase II** are limited by statute. Currently, the rents charged by bedroom are:

<u>Bedroom Type</u>	<u>50% Income</u>	<u>60% Income</u>	<u>80% Market Income</u>	<u>*PHA Utility Allowance</u>
3	\$548.00	\$639.00	\$693.00	\$113.00

* IMPORTANT! Averages are based on bedroom size and are not a guaranteed amount. Individual Resident utility amounts will vary based on usage, family size, lifestyle, and weather conditions.

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development.

Maximum Occupancy Limits

The Maximum Occupancy for a (3) Bedroom Apartment shall be (6) persons.

ALL APPLICANTS MUST HAVE APPROVED APPLICATIONS PRIOR TO MOVING INTO AN APARTMENT!



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 Drug-Free Workplace*

