

**Site:** Birchwood  
Villas**City:** Manhattan**County:** Riley  
County**Area:** Manhattan, KS HUD  
Metro FMR Area**State:** KS**MTSP Date:** 05/15/2023**Rent Charged Date:** 09/07/2023**PHA Date:** 04/15/2023***Maximum Income Limits***

Size	40%	50%	60%
1	\$25,240	\$31,550	\$37,860
2	\$28,840	\$36,050	\$43,260
3	\$32,440	\$40,550	\$48,660
4	\$36,040	\$45,050	\$54,060

***Maximum Allowable Rental Rates***

BRs	40%- Net of PHA UA	50%- Net of PHA UA	60%- Net of PHA UA
1	\$587	\$687	\$687
2	\$698	\$840	\$840

***Rent Charged & Utility Allowances by Floorplan***

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	40	882	5	\$548	\$89	PHA
1	50	882	5	\$664	\$89	PHA
1	60	882	13	\$664	\$89	PHA
1	MKT	882	1	\$664		
2	40	1152	5	\$660	\$113	PHA
2	50	1152	5	\$810	\$113	PHA
2	60	1152	14	\$821	\$113	PHA

***Maximum Occupancy Limits***

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Residency at Birchwood Villas is limited to households that have at least one household member aged 55 or older and all other members aged 19 or older.

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

IRC Section 42 Income Limits utilize the annual Multifamily Tax Subsidy Project limits.

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

