

**Site:** Eagles  
Landing**City:** Memphis **County:** Shelby  
County**Area:** Memphis, TN-MS-AR HUD  
Metro FMR Area**State:** TN**MTSP Date:** 05/15/2023**PHA Date:** 11/01/2023***Maximum Income Limits***

<b>Size</b>	<b>50%</b>	<b>60%</b>
1	\$29,900	\$35,880
2	\$34,150	\$40,980
3	\$38,400	\$46,080
4	\$42,650	\$51,180
5	\$46,100	\$55,320
6	\$49,500	\$59,400
7	\$52,900	\$63,480
8	\$56,300	\$67,560

***Maximum Allowable Rental Rates***

<b>BRs</b>	<b>50%- Net of PHA UA</b>	<b>60%- Net of PHA UA</b>
1	\$728	\$888
2	\$850	\$1,042
3	\$974	\$1,196
4	\$1,077	\$1,325

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

<b>BRs</b>	<b>Set- Aside</b>	<b>SqFt</b>	<b>Units</b>	<b>Rent Charged</b>	<b>UA</b>	<b>UA Type</b>
1	50	760	7	\$675	\$72	PHA
1	60	760	9	\$828	\$72	PHA
2	50	947	7	\$803	\$110	PHA
2	60	947	17	\$996	\$110	PHA
3	50	1154	12	\$932	\$135	PHA
3	60	1154	28	\$1,195	\$135	PHA
4	50	1238	3	\$1,020	\$160	PHA
4	60	1238	13	\$1,256	\$160	PHA

***Maximum Occupancy Limits***

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Maximum occupancy for a 3 bedroom apartment is 6 persons

Maximum occupancy for a 4 bedroom apartment is 8 persons

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

IRC Section 42 Income Limits utilize the HERA Special limits.

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

