

**Site:** Montgomery Pines    **City:** Porter    **County:** Montgomery County    **Area:** Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area    **State:** TX

**MTSP Date:** 05/15/2023**Rent Charged Date:** 08/01/2023**PHA Date:** 10/01/2022**ECM:** 10/22/2023***Maximum Income Limits***

Size	50%	60%
1	\$32,650	\$39,180
2	\$37,300	\$44,760
3	\$41,950	\$50,340
4	\$46,600	\$55,920
5	\$50,350	\$60,420
6	\$54,100	\$64,920
7	\$57,800	\$69,360

***Maximum Allowable Rental Rates***

BRs	50%- Net of ECM UA	60%- Net of ECM UA
1	\$795	\$970
2	\$952	\$1,162
3	\$1,106	\$1,349

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	50	697	23	\$795	\$79	ECM
1	60	697	23	\$970	\$79	ECM
2	50	996	20	\$952	\$96	ECM
2	50	1052	30	\$952	\$96	ECM
2	60	996	28	\$1,162	\$96	ECM
2	60	1052	22	\$1,162	\$96	ECM
3	50	1160	39	\$1,106	\$105	ECM
3	60	1160	39	\$1,349	\$105	ECM

***Maximum Occupancy Limits***

Maximum occupancy for a 1 bedroom apartment is 3 persons

Maximum occupancy for a 2 bedroom apartment is 5 persons

Maximum occupancy for a 3 bedroom apartment is 7 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 annual Multifamily Tax Subsidy Project limits.

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

