

Site: Arbor Pines

City: Orange City

County: Orange County

Area: Beaumont-Port Arthur, TX MSA

State: TX

MTSP Date: 04/01/2025

Rent Charged Date: 09/01/2025

PHA Date: 03/04/2025

Maximum Income Limits

Size	30%	50%	60%
1	\$17,730	\$29,550	\$35,460
2	\$20,280	\$33,800	\$40,560
3	\$22,800	\$38,000	\$45,600
4	\$25,320	\$42,200	\$50,640
5	\$27,360	\$45,600	\$54,720

Maximum Allowable Rental Rates

BRs	30%- Net of PHA UA	50%- Net of PHA UA	60%- Net of PHA UA
1	\$400	\$716	\$875
2	\$478	\$858	\$1,048

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	30	763	3	\$400	\$75	PHA
1	50	763	3	\$716	\$75	PHA
1	60	763	22	\$875	\$75	PHA
2	30	950	5	\$478	\$92	PHA
2	50	950	5	\$858	\$92	PHA
2	60	950	38	\$1,048	\$92	PHA

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 3 persons  
Maximum occupancy for a 2 bedroom apartment is 5 persons

Residency at Arbor Pines is limited to households with all members aged 55 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.

