

Site: Carson  
Landing

City: Center  
Pointe

County: Jefferson  
County

Area: Birmingham-Hoover, AL  
HUD Metro FMR Area

State: AL

MTSP Date: 04/01/2024

Rent Charged Date: 01/01/2025

PHA Date: 03/01/2025

Maximum Income Limits

Size	60%
1	\$39,660
2	\$45,360
3	\$51,000
4	\$56,640
5	\$61,200
6	\$65,760

Maximum Allowable Rental Rates

BRs	60%- Net of PHA UA
1	\$947
2	\$1,127
3	\$1,293

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	60	743	7	\$875	\$115	PHA
1	60	816	5	\$875	\$115	PHA
2	60	1010	27	\$983	\$148	PHA
2	60	1130	5	\$983	\$148	PHA
2	60	1180	4	\$983	\$148	PHA
3	60	1102	14	\$1,178	\$180	PHA
3	60	1130	2	\$1,178	\$180	PHA
3	60	1180	2	\$1,178	\$180	PHA
3	60	1230	2	\$1,178	\$180	PHA
3	60	1280	4	\$1,178	\$180	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

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.