

MTSP
Date: 04/01/2025

HOME
Date: 06/01/2025

Rent Charged
Date: 08/01/2025

PHA
Date: 12/01/2021 ECM: 09/10/2025

Maximum Income Limits

Size	60%	LH-30%	LH-50%	HH-60%
1	\$40,500	\$20,250	\$33,750	\$40,500
2	\$46,320	\$23,160	\$38,600	\$46,320
3	\$52,080	\$26,040	\$43,400	\$52,080
4	\$57,840	\$28,920	\$48,200	\$57,840
5	\$62,520	\$31,260	\$52,100	\$62,520

Maximum Allowable Rental Rates

BRs	60%- Net of ECM UA	LH30%- Net of ECM UA	LH50%- Net of ECM UA	HH60%- Net of ECM UA
1	\$1,020	\$477	\$839	\$1,020
2	\$1,225	\$574	\$1,008	\$1,225

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
1	30	820	1	LH	\$446	\$65	ECM
1	50	746	2	LH	\$785	\$65	ECM
1	50	820	3	LH	\$785	\$65	ECM
1	60	746	2		\$954	\$65	ECM
1	60	820	1	HH	\$954	\$65	ECM
1	60	820	3		\$954	\$65	ECM
1	MKT	820	4		\$1,035		
2	30	955	2	LH	\$534	\$77	ECM
2	50	955	5	LH	\$940	\$77	ECM
2	60	955	17		\$1,143	\$77	ECM
2	MKT	955	8		\$1,235		

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 Hill Court 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.

