

Site: Montgomery Pines

City: Porter

County: Montgomery County

Area: Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area

State: TX

MTSP Date: 04/01/2024

Rent Charged Date: 01/04/2025

PHA Date: 10/04/2024

ECM: 12/30/2024

Maximum Income Limits

Size	50%	60%
1	\$33,150	\$39,780
2	\$37,850	\$45,420
3	\$42,600	\$51,120
4	\$47,300	\$56,760
5	\$51,100	\$61,320
6	\$54,900	\$65,880
7	\$58,700	\$70,440

Maximum Allowable Rental Rates

BRs	50%- Net of ECM UA	60%- Net of ECM UA
1	\$810	\$988
2	\$972	\$1,185
3	\$1,129	\$1,375

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	50	697	23	\$808	\$77	ECM
1	60	697	23	\$986	\$77	ECM
2	50	996	20	\$969	\$93	ECM
2	50	1052	30	\$969	\$93	ECM
2	60	996	28	\$1,179	\$93	ECM
2	60	1052	22	\$1,179	\$93	ECM
3	50	1160	39	\$1,125	\$101	ECM
3	60	1160	39	\$1,371	\$101	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.

