

**Site:** The Terraces at Copper Leaf    **City:** Nixa    **County:** Christian County    **Area:** Springfield, MO HUD Metro FMR Area    **State:** MO

**MTSP Date:** 04/01/2025

**Rent Charged Date:** 07/01/2025

**PHA Date:** 06/01/2025

***Maximum Income Limits***

Size	60%
1	\$39,900
2	\$45,600
3	\$51,300
4	\$57,000
5	\$61,560
6	\$66,120

***Maximum Allowable Rental Rates***

BRs	60%- Net of PHA UA
1	\$999
2	\$1,196
3	\$1,379

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

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
1	60	709	12	\$721	\$69	PHA
2	60	1067	72	\$779	\$86	PHA
3	60	1265	12	\$883	\$103	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 HERA Special limits.

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

