

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: 10/15/2025

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	\$900	\$69	PHA
2	60	1067	72	\$1,100	\$86	PHA
3	60	1265	12	\$1,200	\$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.

