

Site: Villas at Copper  
Leaf

City: Nixa County: Christian  
County

Area: Springfield, MO HUD Metro  
FMR Area

State: MO

MTSP Date: 04/01/2025

HOME Date: 06/01/2025

Rent Charged Date: 08/18/2025

PHA Date: 06/01/2025

**Maximum Income Limits**

Size	50%	60%	LH- 50%	HH- 50%
1	\$33,250	\$39,900	\$31,150	\$33,250
2	\$38,000	\$45,600	\$35,600	\$38,000
3	\$42,750	\$51,300	\$40,050	\$42,750
4	\$47,500	\$57,000	\$44,500	\$47,500
5	\$51,300	\$61,560	\$48,100	\$51,300
6	\$55,100	\$66,120	\$51,650	\$55,100

**Maximum Allowable Rental Rates**

BRs	50%- Net of PHA UA	60%- Net of PHA UA	LH50%- Net of PHA UA	HH50%- Net of PHA UA
1	\$821	\$999	\$726	\$726
2	\$982	\$1,196	\$912	\$912

**Rent Charged & Utility Allowances by Floorplan**

BRs	Set- Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
1	50	711	1	LH	\$726	\$69	PHA
1	50	711	4	HH	\$726	\$69	PHA
1	50	711	3		\$821	\$69	PHA
1	50	716	1		\$821	\$69	PHA
1	50	806	2	LH	\$726	\$69	PHA
1	50	806	1	HH	\$726	\$69	PHA
1	50	806	1		\$821	\$69	PHA
1	60	711	13		\$999	\$69	PHA
1	60	716	1		\$999	\$69	PHA
1	60	806	5		\$999	\$69	PHA
2	50	958	7	HH	\$912	\$86	PHA
2	50	958	6		\$982	\$86	PHA
2	60	958	17		\$1,196	\$86	PHA
2	60	959	1		\$1,196	\$86	PHA
2	MKT	959	1		\$1,196		

**Maximum Occupancy Limits**

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Residency at Villas at Copper Leaf 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 HERA Special limits.

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

