

Site: Woodlands at
Beaumont

City: Beaumont

County: Jefferson
County

Area: Beaumont-Port
Arthur, TX MSA

State: TX

MTSP Date: 04/01/2025

Rent Charged Date: 09/01/2025

PHA Date: 12/11/2024

Maximum Income Limits

Size	50%	60%
1	\$30,750	\$36,900
2	\$35,150	\$42,180
3	\$39,550	\$47,460
4	\$43,900	\$52,680
5	\$47,450	\$56,940
6	\$50,950	\$61,140
7	\$54,450	\$65,340

Maximum Allowable Rental Rates

	50%- Net of PHA UA	60%- Net of PHA UA
BRs		
2	\$884	\$1,082
3	\$1,022	\$1,251

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
2	50	950	19	\$884	\$104	PHA
2	60	950	45	\$1,082	\$104	PHA
2	60	1100	2	\$1,082	\$104	PHA
2	MKT	950	22	\$1,200		
3	50	1100	12	\$1,022	\$119	PHA
3	60	1100	27	\$1,251	\$119	PHA
3	MKT	1100	13	\$1,350		

Maximum Occupancy Limits

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 HERA Special limits.

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

