

Site: Timber Run **City:** Spring **County:** Harris County **Area:** Houston-The Woodlands-Sugar Land, TX HUD Metro FMR Area **State:** TX

MTSP Date: 04/01/2025 **Rent Charged Date:** 01/01/2026 **PHA Date:** 09/05/2025 **ECM:** 07/01/2025

Maximum Income Limits

Size	50%	60%
1	\$35,400	\$42,480
2	\$40,450	\$48,540
3	\$45,500	\$54,600
4	\$50,550	\$60,660
5	\$54,600	\$65,520
6	\$58,650	\$70,380
7	\$62,700	\$75,240

Maximum Allowable Rental Rates

BRs	50%- Net of ECM UA	60%- Net of ECM UA
2	\$1,065	\$1,293
3	\$1,227	\$1,490

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
2	50	1058	20	\$1,030	\$72	ECM
2	60	1058	52	\$1,243	\$72	ECM
2	MKT	1058	24	\$1,293		
3	50	1264	24	\$1,176	\$87	ECM
3	60	1264	48	\$1,422	\$87	ECM
3	MKT	1264	24	\$1,475		

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 annual Multifamily Tax Subsidy Project limits.

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

