

**Site:** Villas at Meadow Springs

**City:** Ankeny

**County:** Polk County

**Area:** Des Moines-West Des Moines, IA HUD Metro FMR Area

**State:** IA

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

**Rent Charged Date:** 01/01/2026

**PHA Date:** 09/08/2025

### ***Maximum Income Limits***

Size	30%	40%	60%
1	\$24,060	\$32,080	\$48,120
2	\$27,480	\$36,640	\$54,960
3	\$30,930	\$41,240	\$61,860
4	\$34,350	\$45,800	\$68,700

### ***Maximum Allowable Rental Rates***

BRs	30%- Net of PHA UA	40%- Net of PHA UA	60%- Net of PHA UA
	1	\$537	\$752
2	\$634	\$892	\$1,407

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	30	786	1	\$533	\$107	PHA
1	40	786	4	\$745	\$107	PHA
1	60	786	6	\$940	\$107	PHA
1	MKT	786	1	\$1,200		
2	30	1058	4	\$628	\$139	PHA
2	40	1058	11	\$883	\$139	PHA
2	60	1058	17	\$1,128	\$139	PHA
2	MKT	1058	4	\$1,230		

### ***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 Meadow Springs 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 annual Multifamily Tax Subsidy Project limits.

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

