

Maximum Income Limits

Size	40%	50%	60%
1	\$25,760	\$32,200	\$38,640
2	\$29,440	\$36,800	\$44,160
3	\$33,120	\$41,400	\$49,680
4	\$36,760	\$45,950	\$55,140

Maximum Allowable Rental Rates

BRs	40%- Net of PHA UA	50%- Net of PHA UA	60%- Net of PHA UA
1	\$592	\$715	\$715
2	\$704	\$871	\$871

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	40	882	5	\$592	\$98	PHA
1	50	882	6	\$715	\$98	PHA
1	60	882	12	\$715	\$98	PHA
1	MKT	882	1	\$726		
2	40	1152	5	\$704	\$124	PHA
2	50	1152	5	\$871	\$124	PHA
2	60	1152	14	\$871	\$124	PHA

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 Birchwood Villas 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 are held harmless with 2024's Multifamily Tax Subsidy Project limits.

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

