

Site: Cooper
Creek
Heights

City: Mocksville

County: Davie
County

Area: Winston-Salem, NC
HUD Metro FMR
Area

State: NC

MTSP Date: 04/01/2025

Rent Charged Date: 02/04/2025

PHA Date: 02/04/2025

Maximum Income Limits

Size	40%	50%	60%
1	\$24,680	\$30,850	\$36,420
2	\$28,200	\$35,250	\$41,640
3	\$31,720	\$39,650	\$46,860
4	\$35,240	\$44,050	\$52,020
5	\$38,080	\$47,600	\$56,220
6	\$40,880	\$51,100	\$60,360

Maximum Allowable Rental Rates

BRs	40%- Net of PHA UA	50%- Net of PHA UA	60%- Net of PHA UA
1	\$528	\$693	\$842
2	\$631	\$829	\$1,009
3	\$722	\$951	\$1,159

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	40	752	2	\$520	\$133	PHA
1	50	752	1	\$683	\$133	PHA
1	60	752	5	\$789	\$133	PHA
2	40	972	6	\$622	\$162	PHA
2	50	972	8	\$818	\$162	PHA
2	60	972	10	\$945	\$162	PHA
3	40	1264	6	\$712	\$194	PHA
3	50	1264	6	\$938	\$194	PHA
3	60	1264	11	\$1,046	\$194	PHA
3	MKT	1264	1	\$1,025		

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Maximum occupancy for a 3 bedroom apartment is 6 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.

