

MTSP Date: 04/01/2025

HOME Date: 06/01/2024

Rent Charged Date: 04/01/2024

PHA Date: 05/10/2024

Maximum Income Limits

Size	60%
1	\$47,640
2	\$54,420
3	\$61,200
4	\$67,980
5	\$73,440
6	\$78,900

Maximum Allowable Rental Rates

BRs	60%- Net of PHA UA
2	\$1,385
3	\$1,595

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
2	60	911	32		\$566	\$145	PHA
3	60	1140	16		\$676	\$172	PHA

Maximum Occupancy Limits

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 HERA Special limits.

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



**Site:** Callaway Village Phase II      **City:** Fulton      **County:** Callaway County      **Area:** Callaway County, MO HUD Metro FMR Area      **State:** MO

**MTSP Date:** 04/01/2025      **HOME Date:** 06/01/2024      **Rent Charged Date:** 08/01/2024      **PHA Date:** 05/10/2024

***Maximum Income Limits***

Size	60%	LH-50%	HH-60%
1	\$39,360	\$30,950	\$39,360
2	\$44,940	\$35,400	\$44,940
3	\$50,580	\$39,800	\$50,580
4	\$56,160	\$44,200	\$56,160
5	\$60,660	\$47,750	\$60,660
6	\$65,160	\$51,300	\$65,160

***Maximum Allowable Rental Rates***

BRs	60%-Net of PHA UA	LH50%-Net of PHA UA	HH60%-Net of PHA UA
1	\$937	\$597	\$597
2	\$1,119	\$792	\$792
3	\$1,288	\$961	\$961

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

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
1	50	790	1	LH	\$528	\$116	PHA
1	60	790	1	HH	\$553	\$116	PHA
1	60	790	4		\$553	\$116	PHA
2	50	966	1	LH	\$528	\$145	PHA
2	60	966	3	HH	\$609	\$145	PHA
2	60	966	20		\$609	\$145	PHA
3	60	1168	3	HH	\$721	\$172	PHA
3	60	1168	15		\$721	\$172	PHA

***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.

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