

**Site:** Eagles Landing      **City:** Memphis      **County:** Shelby County      **Area:** Memphis, TN-MS-AR HUD Metro FMR Area      **State:** TN

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

**Rent Charged Date:** 02/21/2025

**PHA Date:** 11/27/2024

***Maximum Income Limits***

Size	50%	60%
1	\$33,600	\$40,320
2	\$38,400	\$46,080
3	\$43,200	\$51,840
4	\$48,000	\$57,600
5	\$51,850	\$62,220
6	\$55,700	\$66,840
7	\$59,550	\$71,460
8	\$63,400	\$76,080

***Maximum Allowable Rental Rates***

BRs	50%- Net of PHA UA	60%- Net of PHA UA
1	\$828	\$1,008
2	\$970	\$1,186
3	\$1,113	\$1,362
4	\$1,232	\$1,511

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

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
1	50	760	7	\$768	\$72	PHA
1	60	760	9	\$937	\$72	PHA
2	50	947	6	\$900	\$110	PHA
2	60	947	18	\$1,102	\$110	PHA
3	50	1154	11	\$1,031	\$135	PHA
3	60	1154	29	\$1,256	\$135	PHA
4	50	1238	2	\$1,127	\$160	PHA
4	60	1238	14	\$1,385	\$160	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

Maximum occupancy for a 4 bedroom apartment is 8 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.

