

**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:** 10/01/2025

***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***

	50%- Net of PHA UA	60%- Net of PHA UA
BRs		
1	\$826	\$1,006
2	\$967	\$1,183
3	\$1,112	\$1,361
4	\$1,233	\$1,512

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	50	760	7	\$768	\$74	PHA
1	60	760	9	\$937	\$74	PHA
2	50	947	6	\$900	\$113	PHA
2	60	947	18	\$1,102	\$113	PHA
3	50	1154	11	\$1,031	\$136	PHA
3	60	1154	29	\$1,256	\$136	PHA
4	50	1238	2	\$1,127	\$159	PHA
4	60	1238	14	\$1,385	\$159	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.

