

**Site:** Garden  
Courtyards

**City:** Tulsa

**County:** Tulsa  
County

**Area:** Tulsa, OK HUD Metro  
FMR Area

**State:** OK

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

**Rent Charged Date:** 01/01/2026

**PHA Date:** 10/01/2025

### ***Maximum Income Limits***

Size	50%	60%
1	\$31,650	\$37,980
2	\$36,150	\$43,380
3	\$40,650	\$48,780
4	\$45,150	\$54,180

### ***Maximum Allowable Rental Rates***

BRs	50%- Net of PHA UA	60%- Net of PHA UA
1	\$764	\$934
2	\$913	\$1,116

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	50	610	32	\$763	\$83	PHA
1	60	610	32	\$927	\$83	PHA
2	50	862	68	\$909	\$103	PHA
2	60	862	68	\$1,103	\$103	PHA

### ***Maximum Occupancy Limits***

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 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.

