

Site: Millpoint  
Townhomes

City: Henderson

County: Rusk  
County

Area: Rusk County, TX HUD Metro FMR  
Area

State: TX

MTSP Date: 04/01/2025

Rent Charged Date: 01/01/2026

PHA Date: 05/10/2024

HUD Model: 09/15/2025

Maximum Income Limits

Size	60%
1	\$37,680
2	\$43,080
3	\$48,480
4	\$53,820
5	\$58,140
6	\$62,460
7	\$66,780

Maximum Allowable Rental Rates

BRs	60%- Net of HUD Model UA
2	\$1,080
3	\$1,231

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
2	60	1022	36	\$1,035	\$132	HUD Model
3	60	1195	40	\$1,135	\$168	HUD Model

Maximum Occupancy Limits

Maximum occupancy for a 2 bedroom apartment is 5 persons

Maximum occupancy for a 3 bedroom apartment is 7 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.

