

MTSP Date: 04/01/2025

Rent Charged Date: 02/04/2025

PHA Date: 03/20/2025

ECM: 09/11/2025

Maximum Income Limits

| Size | 30% | 60% |
|------|----------|----------|
| 1 | \$19,860 | \$39,720 |
| 2 | \$22,680 | \$45,360 |
| 3 | \$25,530 | \$51,060 |
| 4 | \$28,350 | \$56,700 |
| 5 | \$30,630 | \$61,260 |
| 6 | \$32,910 | \$65,820 |
| 7 | \$35,160 | \$70,320 |

Maximum Allowable Rental Rates

| BRs | 30%- Net of ECM UA | 60%- Net of ECM UA |
|-----|--------------------------------|--------------------------------|
| 1 | \$427 | \$959 |
| 2 | \$508 | \$1,146 |
| 3 | \$583 | \$1,320 |

Rent Charged & Utility Allowances by Floorplan

| BRs | Set- Aside | SqFt | Units | Rent Charged | UA | UA Type |
|-----|---------------|------|-------|-----------------|-------|------------|
| 1 | 30 | 709 | 4 | \$403 | \$104 | ECM |
| 1 | 60 | 709 | 12 | \$905 | \$104 | ECM |
| 2 | 30 | 963 | 4 | \$473 | \$130 | ECM |
| 2 | 60 | 963 | 30 | \$1,075 | \$130 | ECM |
| 3 | 60 | 1162 | 26 | \$1,240 | \$154 | ECM |

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 3 persons
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.



MTSP Date: 04/01/2025

Rent Charged Date: 01/04/2025

PHA Date: 03/20/2025

ECM: 09/11/2025

Maximum Income Limits

| Size | 30% | 50% | 60% |
|------|----------|----------|----------|
| 1 | \$19,770 | \$32,950 | \$39,540 |
| 2 | \$22,590 | \$37,650 | \$45,180 |
| 3 | \$25,410 | \$42,350 | \$50,820 |
| 4 | \$28,230 | \$47,050 | \$56,460 |
| 5 | \$30,510 | \$50,850 | \$61,020 |
| 6 | \$32,760 | \$54,600 | \$65,520 |
| 7 | \$35,010 | \$58,350 | \$70,020 |

Maximum Allowable Rental Rates

| BRs | 30%- Net of ECM UA | 50%- Net of ECM UA | 60%- Net of ECM UA |
|-----|--------------------------------|--------------------------------|--------------------------------|
| 1 | \$425 | \$778 | \$955 |
| 2 | \$505 | \$928 | \$1,140 |
| 3 | \$580 | \$1,069 | \$1,314 |

Rent Charged & Utility Allowances by Floorplan

| BRs | Set-Aside | SqFt | Units | Rent Charged | UA | UA Type |
|-----|-----------|------|-------|--------------|-------|---------|
| 1 | 30 | 707 | 2 | \$386 | \$104 | ECM |
| 1 | 50 | 707 | 3 | \$688 | \$104 | ECM |
| 1 | 60 | 707 | 7 | \$835 | \$104 | ECM |
| 2 | 30 | 973 | 2 | \$452 | \$130 | ECM |
| 2 | 50 | 973 | 18 | \$805 | \$130 | ECM |
| 2 | 60 | 973 | 28 | \$982 | \$130 | ECM |
| 3 | 50 | 1236 | 5 | \$919 | \$154 | ECM |
| 3 | 60 | 1236 | 7 | \$1,123 | \$154 | ECM |

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 3 persons
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 annual Multifamily Tax Subsidy Project limits.

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