

**Site:** Timber Village I      **City:** Marshall      **County:** Harrison County      **Area:** Harrison County, TX HUD Metro FMR Area      **State:** TX

**MTSP Date:** 04/01/2025      **Rent Charged Date:** 02/04/2025      **PHA Date:** 03/20/2025      **ECM:** 09/18/2024

***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	\$432	\$964
2	\$509	\$1,147
3	\$585	\$1,322

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

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	30	709	4	\$403	\$99	ECM
1	60	709	12	\$905	\$99	ECM
2	30	963	4	\$473	\$129	ECM
2	60	963	30	\$1,075	\$129	ECM
3	60	1162	26	\$1,240	\$152	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:** 09/18/2024

***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	\$430	\$783	\$960
2	\$506	\$929	\$1,141
3	\$581	\$1,070	\$1,315

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

BRs	Set-Aside	SqFt	Units	Rent Charged	UA	UA Type
1	30	707	2	\$386	\$99	ECM
1	50	707	3	\$688	\$99	ECM
1	60	707	7	\$835	\$99	ECM
2	30	973	2	\$452	\$129	ECM
2	50	973	18	\$805	\$129	ECM
2	60	973	28	\$982	\$129	ECM
3	50	1236	5	\$919	\$153	ECM
3	60	1236	7	\$1,123	\$153	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.

This institution is an equal opportunity provider and employer and a drug-free workplace.

