

Site: Villas at Copper Leaf **City:** Nixa **County:** Christian County **Area:** Springfield, MO HUD Metro FMR Area **State:** MO

MTSP Date: 04/01/2025 **HOME Date:** 06/01/2025 **Rent Charged Date:** 12/02/2025 **PHA Date:** 06/01/2025

Maximum Income Limits

Size	50%	60%	LH-50%	HH-50%
1	\$33,250	\$39,900	\$31,150	\$33,250
2	\$38,000	\$45,600	\$35,600	\$38,000
3	\$42,750	\$51,300	\$40,050	\$42,750
4	\$47,500	\$57,000	\$44,500	\$47,500
5	\$51,300	\$61,560	\$48,100	\$51,300
6	\$55,100	\$66,120	\$51,650	\$55,100

Maximum Allowable Rental Rates

BRs	50%-Net of PHA UA	60%-Net of PHA UA	LH50%-Net of PHA UA	HH50%-Net of PHA UA
1	\$821	\$999	\$726	\$726
2	\$982	\$1,196	\$912	\$912

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
1	50	711	1	LH	\$650	\$69	PHA
1	50	711	4	HH	\$650	\$69	PHA
1	50	711	3		\$650	\$69	PHA
1	50	716	1		\$650	\$69	PHA
1	50	806	2	LH	\$650	\$69	PHA
1	50	806	1	HH	\$650	\$69	PHA
1	50	806	1		\$650	\$69	PHA
1	60	711	13		\$800	\$69	PHA
1	60	716	1		\$800	\$69	PHA
1	60	806	5		\$800	\$69	PHA
2	50	958	7	HH	\$775	\$86	PHA
2	50	958	6		\$957	\$86	PHA
2	60	958	17		\$957	\$86	PHA
2	60	959	1		\$957	\$86	PHA
2	MKT	959	1		\$957		

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Residency at Villas at Copper Leaf is limited to households that have at least one household member aged 55 or older and all other members aged 19 or older.

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.

