

Site: Villas at Mesa Ridge **City:** Fountain **County:** El Paso County **Area:** Colorado Springs, CO HUD Metro FMR Area **State:** CO

MTSP Date: 04/01/2025 **Rent Charged Date:** 01/13/2025 **PHA Date:** 03/28/2025 **ECM:** 01/01/2025

Maximum Income Limits

Size	30%	40%	50%	60%	80%
1	\$23,640	\$31,520	\$39,400	\$47,280	\$63,040
2	\$27,000	\$36,000	\$45,000	\$54,000	\$72,000
3	\$30,390	\$40,520	\$50,650	\$60,780	\$81,040
4	\$33,750	\$45,000	\$56,250	\$67,500	\$90,000

Maximum Allowable Rental Rates

BRs	30%- Net of ECM UA	40%- Net of ECM UA	50%- Net of ECM UA	60%- Net of ECM UA	80%- Net of ECM UA
1	\$566	\$777	\$988	\$1,199	\$1,621
2	\$678	\$932	\$1,185	\$1,438	\$1,945

Rent Charged & Utility Allowances by Floorplan

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	30	772	6	\$516	\$67	ECM
1	40	772	3	\$711	\$67	ECM
1	50	772	2	\$906	\$67	ECM
1	60	772	13	\$960	\$67	ECM
1	80	772	6	\$1,240	\$67	ECM
2	30	1013	6	\$618	\$81	ECM
2	40	1013	3	\$852	\$81	ECM
2	50	1013	3	\$1,086	\$81	ECM
2	60	1013	9	\$1,175	\$81	ECM
2	60	1395	3	\$1,175	\$81	ECM
2	80	1013	3	\$1,485	\$81	ECM
2	80	1395	3	\$1,485	\$81	ECM

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 Mesa Ridge is limited to households with all members aged 62 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 annual Multifamily Tax Subsidy Project limits.

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

