

Site: Callaway
Village Phase
II

City: Fulton

County: Callaway
County

Area: Callaway County, MO
HUD Metro FMR Area

State: MO

MTSP Date: 04/01/2025

HOME Date: 06/01/2025

Rent Charged Date: 08/01/2024

PHA Date: 07/01/2025

Maximum Income Limits

Size	60%	LH-50%	HH-60%
1	\$39,360	\$32,800	\$39,360
2	\$44,940	\$37,450	\$44,940
3	\$50,580	\$42,150	\$50,580
4	\$56,160	\$46,800	\$56,160
5	\$60,660	\$50,550	\$60,660
6	\$65,160	\$54,300	\$65,160

Maximum Allowable Rental Rates

BRs	60%-Net of PHA UA	LH50%-Net of PHA UA	HH60%-Net of PHA UA
1	\$933	\$641	\$641
2	\$1,114	\$848	\$848
3	\$1,283	\$1,025	\$1,025

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
1	50	790	1	LH	\$528	\$120	PHA
1	60	790	1	HH	\$553	\$120	PHA
1	60	790	4		\$553	\$120	PHA
2	50	966	1	LH	\$528	\$150	PHA
2	60	966	3	HH	\$609	\$150	PHA
2	60	966	20		\$609	\$150	PHA
3	60	1168	3	HH	\$721	\$177	PHA
3	60	1168	15		\$721	\$177	PHA

Maximum Occupancy Limits

Maximum occupancy for a 1 bedroom apartment is 2 persons
Maximum occupancy for a 2 bedroom apartment is 4 persons
Maximum occupancy for a 3 bedroom apartment is 6 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.



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Rent Charged Date: 04/01/2024

PHA Date: 07/01/2025

Maximum Income Limits

Size	60%
1	\$47,640
2	\$54,420
3	\$61,200
4	\$67,980
5	\$73,440
6	\$78,900

Maximum Allowable Rental Rates

BRs	60%- Net of PHA UA
2	\$1,380
3	\$1,590

Rent Charged & Utility Allowances by Floorplan

BRs	Set-Aside	SqFt	Units	HOME	Rent Charged	UA	UA Type
2	60	911	32		\$566	\$150	PHA
3	60	1140	16		\$676	\$177	PHA

Maximum Occupancy Limits

Maximum occupancy for a 2 bedroom apartment is 4 persons
Maximum occupancy for a 3 bedroom apartment is 6 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.

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