

Site: Oaklawn Estates

City: Rogersville

County: Webster County

Area: Springfield, MO HUD Metro FMR Area

State: MO

MTSP Date: 04/01/2025

Rent Charged Date: 06/01/2025

PHA Date: 06/01/2025

Maximum Income Limits

| Size | 60% |
|------|----------|
| 1 | \$37,380 |
| 2 | \$42,720 |
| 3 | \$48,060 |
| 4 | \$53,400 |
| 5 | \$57,720 |
| 6 | \$61,980 |

Maximum Allowable Rental Rates

| | 60%- Net of PHA UA |
|-----|--------------------------------|
| BRs | |
| 3 | \$1,256 |

Rent Charged & Utility Allowances by Floorplan

| BRs | Set-Aside | SqFt | Units | Rent Charged | UA | UA Type |
|-----|-----------|------|-------|--------------|-------|---------|
| 3 | 60 | 1347 | 36 | \$866 | \$133 | PHA |

Maximum Occupancy Limits

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.



OA2
04-01-2025 Income
06-01-2024 Rent – MKT rent 06-01-2024
06-01-2025 PHA (electric – gas – water – sewer)

TAX CREDIT PROGRAM INFORMATION SHEET

ROGERSVILLE, MO (WEBSTER COUNTY)

Welcome to **Oaklawn Estates Phase II**. Our community is operated under Section 42 of the LIHTC Program of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate and middle-income households. Residence at **Oaklawn Estates Phase II** requires that applicants meet certain qualifying standards established by the government. This program is not connected with Section 8, however, housing choice voucher holders are encouraged to apply.

Residency at **Oaklawn Estates Phase II** is limited to those households having moderate incomes. In Springfield (MSA), **Webster County**, the maximum allowable incomes (by household size) are as follows:

| Springfield MSA MTSP Maximum Allowable Income | | | | |
|--|--------------------------|--------------------------|--------------------------|--|
| Household Size | <u>50% Income</u> | <u>60% Income</u> | <u>80% Income</u> | |
| 1 | \$31,150 | \$37,380 | \$49,850 | |
| 2 | \$35,600 | \$42,720 | \$57,000 | |
| 3 | \$40,050 | \$48,060 | \$64,100 | |
| 4 | \$44,500 | \$53,400 | \$71,200 | |
| 5 | \$48,100 | \$57,720 | \$76,900 | |
| 6 | \$51,650 | \$61,980 | \$82,600 | |

In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. A complete definition of income is detailed in the application. All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually. Failure to comply with recertification could result in ineligibility.

The rents at **Oaklawn Estates Phase II** are limited by statute. Currently, the rents charged by bedroom are:

| <u>Bedroom Type</u> | <u>50% Income</u> | <u>60% Income</u> | <u>80% Income</u> | <u>*PHA Utility Allowance</u> |
|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------------------|
| 3 | \$652.00 | \$759.00 | \$972.00 | \$133.00 |

* IMPORTANT! Averages are based on bedroom size and are not a guaranteed amount. Individual Resident utility amounts will vary based on usage, household size, lifestyle, and weather conditions.

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development.

Maximum Occupancy Limits

The Maximum Occupancy for a (3) Bedroom Apartment shall be (6) persons.

ALL APPLICANTS MUST HAVE APPROVED APPLICATIONS PRIOR TO MOVING INTO AN APARTMENT!



*This institution is an equal opportunity provider and employer
Drug-Free Workplace*

