



COLUMBIA RESIDENTIAL  
**INCOME AND RENT AMOUNTS**  
 AFFORDABLE HOUSING PROGRAM



PROPERTY NAME: **MAGNOLIA FAMILY I**

LOCATION: Country Club Dr., Tallahassee, FL 32805 (Leon Co., FL)

UTILITY ALLOW. SOURCE: **KN CONSULTANTS (11/25/2024)**

HUD MTSP INCOME LIMITS EFF. 4/1/2024 (Tallahassee, FL MSA)

TOTAL UNITS: 130

Project #: RFA#2019-116 (2020-390SN 2019-568C)

PIS

<b>PROGRAM TYPE:</b>	<b>TAX CREDIT/BOND</b>
<b>SET-ASIDES:</b>	130 Units
	<b>22% (NHTF)</b> <b>33%</b> <b>60%</b>
	6 Units (PBRA/ SN)    13 Units (PBRA/SN)    68 Units

HOUSEHOLD SIZE	22% AMI	33% AMI	60% AMI	140% of 60% AMI TC Over Income Threshold
1	13,662	20,493	37,260	52,164
2	15,620	23,430	42,600	59,640
3	17,578	26,367	47,940	67,116
4	19,514	29,271	53,220	74,508
5	21,076	31,614	57,480	80,472
6	22,638	33,957	61,740	86,436
7	24,200	36,300	66,000	92,400
8	25,762	38,643	70,260	98,364

**22% RENT & INCOME LIMITS / -NHTF/PBRA/SPECIAL NEEDS - 6 Units**

BEDROOM SIZE	# UNITS	GROSS RENT	KN Consultants EFF 3/1/2025	MAX RENT
1 Bedroom	6	366.00	145.00	221.00

**33% RENT & INCOME LIMITS / -PBRA/ SPECIAL NEEDS 13 Units**

BEDROOM SIZE	# UNITS	GROSS RENT	KN Consultants EFF 3/1/2025	MAX RENT
1 Bedroom	3	549.00	145.00	404.00
2 Bedroom	7	659.00	183.00	476.00
3 Bedroom	3	761.00	223.00	538.00

**60% RENT & INCOME LIMITS / PBRA -43 Units**

BEDROOM SIZE	# UNITS	GROSS RENT	KN Consultants EFF 3/1/2025	MAX RENT
1 Bedroom	8	998.00	145.00	853.00
2 Bedroom	25	1,198.00	183.00	1,015.00
3 Bedroom	10	1,383.00	223.00	1,160.00

**60% RENT & INCOME LIMITS / - 68 Units**

BEDROOM SIZE	# UNITS	GROSS RENT	KN Consultants EFF 3/1/2025	MAX RENT
1 Bedroom	16	998.00	145.00	853.00
2 Bedroom	40	1,198.00	183.00	1,015.00
3 Bedroom	12	1,383.00	223.00	1,160.00

BEDROOM SIZE	# UNITS	UTILITY ALLOWANCES	
			KN CONSULTANTS
1 Bedroom	33	1 Bedroom	145
2 Bedroom	72	2 Bedroom	183
3 Bedroom	25	3 Bedroom	223