



MISSISSIPPI HOME CORPORATION

PROGRAM BULLETIN NUMBER #26-0612

TO: **OWNERS/MANAGERS/AGENTS** of properties purchased through the Affordable Housing Disposition Program, Federal Deposit Insurance Corporation (FDIC), successor in interest to the Resolution Trust Corporation (RTC)

FROM: Karen C. Georgetown, SVP of Program Compliance 

DATE: June 12, 2026

SUBJECT: **2026 INCOME AND RENT LIMIT SCHEDULE for the state of Mississippi**

This program bulletin is to assist owner and management agents of the Affordable Housing Program (AHP) in ensuring that all qualifying households are following the regulatory requirements with respect to the verification of total gross household incomes and maximum rent restrictions.

Attached are the 2026 Income and Rent Limit Schedules for the State of Mississippi, by county, that were issued May 1, 2026, by the Federal Deposit Insurance Corporation (FDIC). Please circulate the schedule immediately to the appropriate development manager(s).

These limits are in effect until FDIC notifies our agency of a change. For additional information or questions regarding the attached schedule, you may contact the Compliance Division at 601.718.4642.

Attachments

FEDERAL DEPOSIT INSURANCE CORPORATION FY 2026
STATE:MISSISSIPPI

----- A D J U S T E D I N C O M E L I M I T S ----- PAGE 185

Gulfport-Biloxi, MS MSA P R O G R A M 1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON

Gulfport-Biloxi, MS HUD Metro FMR Area									
VERY LOW INCOME	29100	33250	37400	41550	44900	48200	51550	54850	
65% LIMITS	37800	43200	48600	54000	58350	62550	67000	71300	
LOW INCOME	46550	53200	59850	66500	71850	77150	82500	87800	
M_F TRANSITION INCOM	65170	74480	83790	93100	100590	108010	115500	122920	
115% LIMITS	66950	76500	86050	95600	103300	110950	118600	126250	

Pascagoula, MS HUD Metro FMR Area									
VERY LOW INCOME	30400	34750	39100	43400	46900	50350	53850	57300	
65% LIMITS	39500	45150	50800	56400	60950	65450	69950	74450	
LOW INCOME	48650	55600	62550	69450	75050	80600	86150	91700	
M_F TRANSITION INCOM	68110	77840	87570	97230	105070	112840	120610	128380	
115% LIMITS	69950	79950	89950	99850	107900	115900	123850	131850	

Stone County, MS HUD Metro FMR Area									
VERY LOW INCOME	29200	33350	37550	41700	45050	48400	51750	55050	
65% LIMITS	37950	43400	48800	54200	58550	62900	67250	71550	
LOW INCOME	46700	53400	60050	66700	72050	77400	82750	88050	
M_F TRANSITION INCOM	65380	74760	84070	93380	100870	108360	115850	123270	
115% LIMITS	67150	76750	86350	95900	103600	111300	119000	126600	

Hattiesburg, MS MSA									
VERY LOW INCOME	27950	31950	35950	39900	43100	46300	49500	52700	
65% LIMITS	36300	41500	46700	51850	56000	60150	64300	68450	
LOW INCOME	44700	51100	57500	63850	69000	74100	79200	84300	
M_F TRANSITION INCOM	62580	71540	80500	89390	96600	103740	110880	118020	
115% LIMITS	64300	73500	82700	91800	99200	106550	113850	121200	

Jackson, MS MSA									
Holmes County, MS HUD Metro FMR Area									
VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550	
65% LIMITS	32800	37450	42150	46800	50550	54300	58050	61800	
LOW INCOME	40350	46100	51850	57600	62250	66850	71450	76050	
M_F TRANSITION INCOM	56490	64540	72590	80640	87150	93590	100030	106470	
115% LIMITS	58050	66300	74550	82800	89500	96100	102750	109350	

Jackson, MS HUD Metro FMR Area									
VERY LOW INCOME	32000	36600	41150	45700	49400	53050	56700	60350	
65% LIMITS	41600	47550	53500	59400	64200	68950	73700	78450	
LOW INCOME	51200	58500	65800	73100	78950	84800	90650	96500	
M_F TRANSITION INCOM	71680	81900	92120	102340	110530	118720	126910	135100	
115% LIMITS	73600	84100	94600	105100	113500	121900	130350	138750	

Scott County, MS HUD Metro FMR Area									
VERY LOW INCOME	25200	28800	32400	36000	38900	41800	44650	47550	
65% LIMITS	32800	37450	42150	46800	50550	54300	58050	61800	
LOW INCOME	40350	46100	51850	57600	62250	66850	71450	76050	
M_F TRANSITION INCOM	56490	64540	72590	80640	87150	93590	100030	106470	
115% LIMITS	58050	66300	74550	82800	89500	96100	102750	109350	

FEDERAL DEPOSIT INSURANCE CORPORATION FY 2026
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----- A D J U S T E D I N C O M E L I M I T S ----- PAGE 186

P R O G R A M		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Simpson County, MS HUD Metro FMR Area									
VERY LOW INCOME		25200	28800	32400	36000	38900	41800	44650	47550
65% LIMITS		32800	37450	42150	46800	50550	54300	58050	61800
LOW INCOME		40350	46100	51850	57600	62250	66850	71450	76050
M_F TRANSITION INCOM		56490	64540	72590	80640	87150	93590	100030	106470
115% LIMITS		58050	66300	74550	82800	89500	96100	102750	109350
Yazoo County, MS HUD Metro FMR Area									
VERY LOW INCOME		25200	28800	32400	36000	38900	41800	44650	47550
65% LIMITS		32800	37450	42150	46800	50550	54300	58050	61800
LOW INCOME		40350	46100	51850	57600	62250	66850	71450	76050
M_F TRANSITION INCOM		56490	64540	72590	80640	87150	93590	100030	106470
115% LIMITS		58050	66300	74550	82800	89500	96100	102750	109350
Memphis, TN-MS-AR MSA									
Benton County, MS HUD Metro FMR Area									
VERY LOW INCOME		25200	28800	32400	36000	38900	41800	44650	47550
65% LIMITS		32800	37450	42150	46800	50550	54300	58050	61800
LOW INCOME		40350	46100	51850	57600	62250	66850	71450	76050
M_F TRANSITION INCOM		56490	64540	72590	80640	87150	93590	100030	106470
115% LIMITS		58050	66300	74550	82800	89500	96100	102750	109350
Marshall County, MS HUD Metro FMR Area									
VERY LOW INCOME		25200	28800	32400	36000	38900	41800	44650	47550
65% LIMITS		32800	37450	42150	46800	50550	54300	58050	61800
LOW INCOME		40350	46100	51850	57600	62250	66850	71450	76050
M_F TRANSITION INCOM		56490	64540	72590	80640	87150	93590	100030	106470
115% LIMITS		58050	66300	74550	82800	89500	96100	102750	109350
Memphis, TN-MS-AR HUD Metro FMR Area									
VERY LOW INCOME		32450	37100	41750	46350	50100	53800	57500	61200
65% LIMITS		42200	48200	54250	60250	65100	69900	74750	79550
LOW INCOME		51950	59350	66750	74150	80100	86050	91950	97900
M_F TRANSITION INCOM		72730	83090	93450	103810	112140	120470	128730	137060
115% LIMITS		74700	85350	96000	106600	115150	123700	132200	140750
Tate County, MS HUD Metro FMR Area									
VERY LOW INCOME		29050	33200	37350	41500	44850	48150	51500	54800
65% LIMITS		37800	43200	48600	53950	58300	62600	66900	71250
LOW INCOME		46500	53150	59800	66400	71750	77050	82350	87650
M_F TRANSITION INCOM		65100	74410	83720	92960	100450	107870	115290	122710
115% LIMITS		66850	76450	86000	95450	103150	110800	118400	126000
Tunica County, MS HUD Metro FMR Area									
VERY LOW INCOME		25200	28800	32400	36000	38900	41800	44650	47550
65% LIMITS		32800	37450	42150	46800	50550	54300	58050	61800
LOW INCOME		40350	46100	51850	57600	62250	66850	71450	76050
M_F TRANSITION INCOM		56490	64540	72590	80640	87150	93590	100030	106470
115% LIMITS		58050	66300	74550	82800	89500	96100	102750	109350

FEDERAL DEPOSIT INSURANCE CORPORATION FY 2026
STATE: MISSISSIPPI

P R O G R A M

----- FDIC AFFORDABLE RENTS -----
EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM
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Gulfport-Biloxi, MS MSA									
Gulfport-Biloxi, MS HUD Metro FMR Area									
	50% RENT LIMIT	708	811	913	1084	1250	1320		
	65% RENT LIMIT	925	1060	1193	1420	1636	1732		
Pascagoula, MS HUD Metro FMR Area									
	50% RENT LIMIT	740	849	956	1134	1307	1382		
	65% RENT LIMIT	968	1109	1248	1485	1710	1810		
Stone County, MS HUD Metro FMR Area									
	50% RENT LIMIT	710	814	917	1087	1255	1325		
	65% RENT LIMIT	929	1065	1198	1425	1642	1738		
Hattiesburg, MS MSA									
	50% RENT LIMIT	679	779	877	1039	1199	1267		
	65% RENT LIMIT	888	1018	1146	1361	1569	1660		
Jackson, MS MSA									
Holmes County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Jackson, MS HUD Metro FMR Area									
	50% RENT LIMIT	780	895	1007	1196	1379	1458		
	65% RENT LIMIT	1020	1169	1316	1566	1804	1910		
Scott County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Simpson County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Yazoo County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Memphis, TN-MS-AR MSA									
Benton County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Marshall County, MS HUD Metro FMR Area									
	50% RENT LIMIT	610	700	788	934	1077	1138		
	65% RENT LIMIT	800	916	1032	1225	1412	1494		
Memphis, TN-MS-AR HUD Metro FMR Area									
	50% RENT LIMIT	791	908	1022	1214	1399	1479		
	65% RENT LIMIT	1035	1185	1334	1589	1830	1938		
Tate County, MS HUD Metro FMR Area									
	50% RENT LIMIT	706	810	912	1082	1249	1319		
	65% RENT LIMIT	925	1060	1193	1419	1634	1730		