

PROGRAM BULLETIN #25-0408

TO: Owners and Management Agents of the Federal Deposit Insurance Corporation
Affordable Housing Program

FROM: Karen C. Georgetown
Senior Vice President of Program Compliance

DATE: April 8, 2025

SUBJECT: **2025 INCOME AND RENT LIMIT SCHEDULE for the State of Mississippi**

This program bulletin is to assist owners 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 2025 Income and Rent Limit Schedules for the State of Mississippi, by county, that were issued April 1, 2025, by the Federal Deposit Insurance Corporation (FDIC). Please circulate the schedule immediately to the appropriate development site 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

STATE:MISSISSIPPI

		A D J U S T E D I N C O M E L I M I T S							
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 MSA									
Gulfport-Biloxi, MS HUD Metro FMR Area									
	VERY LOW INCOME	28250	32250	36300	40300	43550	46750	50000	53200
	65% LIMITS	36700	41950	47200	52400	56600	60800	65000	69200
	LOW INCOME	45150	51600	58050	64500	69700	74850	80000	85150
	M_F TRANSITION INCOM	63210	72240	81270	90300	97580	104790	112000	119210
	115% LIMITS	64900	74200	83450	92700	100150	107550	114950	122400
Pascagoula, MS HUD Metro FMR Area									
	VERY LOW INCOME	30400	34700	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	69900	79900	89900	99850	107850	115850	123850	131850
Stone County, MS HUD Metro FMR Area									
	VERY LOW INCOME	26550	30350	34150	37950	41000	44050	47050	50100
	65% LIMITS	34550	39500	44450	49350	53300	57250	61200	65150
	LOW INCOME	42500	48600	54650	60700	65600	70450	75300	80150
	M_F TRANSITION INCOM	59500	68040	76510	84980	91840	98630	105420	112210
	115% LIMITS	61100	69800	78550	87250	94250	101250	108200	115200
Hattiesburg, MS MSA									
	VERY LOW INCOME	27950	31950	35900	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	73450	82650	91800	99150	106500	113850	121200
Jackson, MS MSA									
Holmes County, MS HUD Metro FMR Area									
	VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
	65% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300
	LOW INCOME	38750	44250	49800	55300	59750	64150	68600	73000
	M_F TRANSITION INCOM	54250	61950	69720	77420	83650	89810	96040	102200
	115% LIMITS	55650	63600	71550	79500	85900	92250	98600	104950
Jackson, MS HUD Metro FMR Area									
	VERY LOW INCOME	31200	35650	40100	44550	48150	51700	55250	58850
	65% LIMITS	40550	46350	52150	57900	62550	67200	71800	76450
	LOW INCOME	49950	57050	64200	71300	77050	82750	88450	94150
	M_F TRANSITION INCOM	69930	79870	89880	99820	107870	115850	123830	131810
	115% LIMITS	71750	82000	92250	102500	110700	118900	127100	135300
Scott County, MS HUD Metro FMR Area									
	VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
	65% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300
	LOW INCOME	38750	44250	49800	55300	59750	64150	68600	73000
	M_F TRANSITION INCOM	54250	61950	69720	77420	83650	89810	96040	102200
	115% LIMITS	55650	63600	71550	79500	85900	92250	98600	104950

STATE:MISSISSIPPI

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

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	24650	28150	31650	35150	38000	40800	43600	46400
65% LIMITS	32000	36600	41150	45700	49400	53050	56700	60350
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
M_F TRANSITION INCOM	55160	63000	70910	78750	85050	91350	97650	103950
115% LIMITS	56600	64700	72800	80850	87350	93800	100300	106750
Yazoo County, MS HUD Metro FMR Area								
VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
65% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300
LOW INCOME	38750	44250	49800	55300	59750	64150	68600	73000
M_F TRANSITION INCOM	54250	61950	69720	77420	83650	89810	96040	102200
115% LIMITS	55650	63600	71550	79500	85900	92250	98600	104950
Memphis, TN-MS-AR MSA								
Benton County, MS HUD Metro FMR Area								
VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
65% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300
LOW INCOME	38750	44250	49800	55300	59750	64150	68600	73000
M_F TRANSITION INCOM	54250	61950	69720	77420	83650	89810	96040	102200
115% LIMITS	55650	63600	71550	79500	85900	92250	98600	104950
Marshall County, MS HUD Metro FMR Area								
VERY LOW INCOME	24200	27650	31100	34550	37350	40100	42850	45650
65% LIMITS	31450	35950	40450	44900	48500	52100	55700	59300
LOW INCOME	38750	44250	49800	55300	59750	64150	68600	73000
M_F TRANSITION INCOM	54250	61950	69720	77420	83650	89810	96040	102200
115% LIMITS	55650	63600	71550	79500	85900	92250	98600	104950
Memphis, TN-MS-AR HUD Metro FMR Area								
VERY LOW INCOME	31900	36450	41000	45550	49200	52850	56500	60150
65% LIMITS	41450	47400	53300	59200	63950	68700	73450	78150
LOW INCOME	51050	58350	65650	72900	78750	84600	90400	96250
M_F TRANSITION INCOM	71470	81690	91910	102060	110250	118440	126560	134750
115% LIMITS	73400	83850	94350	104800	113200	121600	130000	138350
Tate County, MS HUD Metro FMR Area								
VERY LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
65% LIMITS	35250	40250	45300	50300	54350	58350	62400	66400
LOW INCOME	43350	49550	55750	61900	66900	71850	76800	81750
M_F TRANSITION INCOM	60690	69370	78050	86660	93660	100590	107520	114450
115% LIMITS	62300	71200	80100	89000	96150	103250	110400	117500
Tunica County, MS HUD Metro FMR Area								
VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
65% LIMITS	32750	37400	42100	46750	50500	54250	58000	61750
LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
M_F TRANSITION INCOM	56350	64400	72450	80500	86940	93380	99820	106260
115% LIMITS	57900	66150	74400	82650	89300	95900	102500	109100

P R O G R A M		FDIC AFFORDABLE RENTS					
		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM
Gulfport-Biloxi, MS MSA							
Gulfport-Biloxi, MS HUD Metro FMR Area							
	50% RENT LIMIT	686	786	886	1050	1211	1279
	65% RENT LIMIT	898	1029	1158	1376	1586	1679
Pascagoula, MS HUD Metro FMR Area							
	50% RENT LIMIT	740	848	956	1134	1307	1382
	65% RENT LIMIT	968	1109	1248	1485	1710	1810
Stone County, MS HUD Metro FMR Area							
	50% RENT LIMIT	644	739	832	986	1137	1202
	65% RENT LIMIT	844	968	1089	1294	1491	1578
Hattiesburg, MS MSA							
	50% RENT LIMIT	679	779	876	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	585	671	756	895	1032	1090
	65% RENT LIMIT	766	879	989	1174	1354	1432
Jackson, MS HUD Metro FMR Area							
	50% RENT LIMIT	760	871	981	1165	1342	1420
	65% RENT LIMIT	994	1139	1282	1525	1756	1860
Scott County, MS HUD Metro FMR Area							
	50% RENT LIMIT	585	671	756	895	1032	1090
	65% RENT LIMIT	766	879	989	1174	1354	1432
Simpson County, MS HUD Metro FMR Area							
	50% RENT LIMIT	596	684	769	911	1051	1109
	65% RENT LIMIT	780	895	1007	1196	1379	1458
Yazoo County, MS HUD Metro FMR Area							
	50% RENT LIMIT	585	671	756	895	1032	1090
	65% RENT LIMIT	766	879	989	1174	1354	1432
Memphis, TN-MS-AR MSA							
Benton County, MS HUD Metro FMR Area							
	50% RENT LIMIT	585	671	756	895	1032	1090
	65% RENT LIMIT	766	879	989	1174	1354	1432
Marshall County, MS HUD Metro FMR Area							
	50% RENT LIMIT	585	671	756	895	1032	1090
	65% RENT LIMIT	766	879	989	1174	1354	1432
Memphis, TN-MS-AR HUD Metro FMR Area							
	50% RENT LIMIT	778	891	1003	1191	1374	1453
	65% RENT LIMIT	1016	1165	1311	1560	1797	1903
Tate County, MS HUD Metro FMR Area							
	50% RENT LIMIT	658	755	849	1006	1161	1227
	65% RENT LIMIT	861	986	1111	1320	1521	1609