



**PROGRAM BULLETIN #16-1504**

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

FROM: Robert D. Collier <sup>RDC</sup>  
Senior Vice President of Program Compliance

DATE: April 15, 2016

SUBJECT: **2016 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 in compliance with the regulatory requirements with respect to the verification of total gross household incomes and maximum rent restrictions.

*Attached are the 2016 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued March 30, 2016, 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

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-Pascagoula, MS MSA  
 Gulfport-Biloxi, MS HUD Metro FMR Area  
 VERY LOW INCOME 17900 20450 23000 25550 27600 29650 31700 33750  
 65% LIMITS 23850 27250 30650 34050 36800 39500 42250 44950  
 LOW INCOME 28650 32750 36850 40900 44200 47450 50750 54000  
 M F TRANSITION INCOM 40110 45850 51590 57260 61880 66430 71050 75600  
 115% LIMITS 41200 47050 52950 58800 63550 68250 72950 77650

Pascagoula, MS HUD Metro FMR Area  
 VERY LOW INCOME 20650 23600 26550 29500 31900 34250 36600 38950  
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400  
 LOW INCOME 33050 37800 42500 47200 51000 54800 58550 62350  
 M F TRANSITION INCOM 46270 52920 59500 66080 71400 76720 81970 87290  
 115% LIMITS 47500 54300 61100 67850 73300 78750 84150 89600

Hattiesburg, MS MSA  
 VERY LOW INCOME 17900 20450 23000 25550 27600 29650 31700 33750  
 65% LIMITS 23450 26800 30150 33500 36200 38900 41550 44250  
 LOW INCOME 28600 32700 36800 40850 44150 47400 50700 53950  
 M F TRANSITION INCOM 40040 45780 51520 57190 61810 66360 70980 75530  
 115% LIMITS 41100 47000 52850 58700 63400 68100 72800 77500

Jackson, MS MSA  
 Jackson, MS HUD Metro FMR Area  
 VERY LOW INCOME 20400 23300 26200 29100 31450 33800 36100 38450  
 65% LIMITS 26850 30700 34500 38350 41450 44500 47600 50650  
 LOW INCOME 32600 37250 41800 46550 50300 54000 57750 61450  
 M F TRANSITION INCOM 45640 52150 58660 65170 70420 75600 80850 86030  
 115% LIMITS 46850 53550 60250 66900 72300 77650 83000 88350

Simpson County, MS HUD Metro FMR Area  
 VERY LOW INCOME 16050 18350 20650 22900 24750 26600 28400 30250  
 65% LIMITS 21000 24000 27000 29950 32350 34750 37150 39550  
 LOW INCOME 25700 29350 33000 36650 39600 42550 45450 48400  
 M F TRANSITION INCOM 35980 41090 46200 51310 55440 59570 63630 67760  
 115% LIMITS 36900 42200 47450 52700 56950 61150 65350 69600

Yazoo County, MS HUD Metro FMR Area  
 VERY LOW INCOME 15050 17200 19350 21450 23200 24900 26600 28350  
 65% LIMITS 21500 24600 27650 30700 33200 35650 38100 40550  
 LOW INCOME 24050 27450 30900 34300 37050 39800 42550 45300  
 M F TRANSITION INCOM 33670 38430 43260 48020 51870 55720 59570 63420  
 115% LIMITS 34550 39450 44400 49300 53250 57200 61150 65100

Memphis, TN-MS-AR MSA  
 Benton County, MS HUD Metro FMR Area  
 VERY LOW INCOME 15700 17950 20200 22400 24200 26000 27800 29600  
 65% LIMITS 21550 24600 27700 30750 33250 35700 38150 40600  
 LOW INCOME 25100 28700 32300 35850 38750 41600 44500 47350  
 M F TRANSITION INCOM 35140 40180 45220 50190 54250 58240 62300 66290  
 115% LIMITS 36100 41250 46400 51550 55700 59800 63950 68050

Marshall County, MS HUD Metro FMR Area

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
65% LIMITS	23050	26350	29650	32900	35550	38200	40800	43450
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
M F TRANSITION INCOM	36400	41580	46760	51940	56140	60270	64470	68600
115% LIMITS	37350	42700	48050	53350	57650	61900	66200	70450

Memphis, TN-MS-AR HUD Metro FMR Area

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
65% LIMITS	28700	32800	36900	40950	44250	47550	50800	54100
LOW INCOME	33700	38500	43300	48100	51950	55800	59650	63500
M F TRANSITION INCOM	47180	53900	60620	67340	72730	78120	83510	88900
115% LIMITS	48450	55350	62250	69150	74700	80250	85750	91300

Tate County, MS HUD Metro FMR Area

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	18700	21350	24000	26650	28800	30950	33050	35200
65% LIMITS	26000	29700	33400	37100	40100	43050	46050	49000
LOW INCOME	29900	34150	38400	42650	46100	49500	52900	56300
M F TRANSITION INCOM	41860	47810	53760	59710	64540	69300	74060	78820
115% LIMITS	42950	49050	55200	61300	66250	71150	76050	80950

Tunica County, MS HUD Metro FMR Area

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
65% LIMITS	23050	26350	29650	32900	35550	38200	40800	43450
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
M F TRANSITION INCOM	36400	41580	46760	51940	56140	60270	64470	68600
115% LIMITS	37350	42700	48050	53350	57650	61900	66200	70450

Adams County, MS

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	15050	17200	19350	21450	23200	24900	26600	28350
65% LIMITS	21500	24600	27650	30700	33200	35650	38100	40550
LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
M F TRANSITION INCOM	33670	38430	43260	48020	51870	55720	59570	63420
115% LIMITS	34550	39450	44400	49300	53250	57200	61150	65100

Alcorn County, MS

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	16000	18250	20550	22800	24650	26450	28300	30100
65% LIMITS	20800	23800	26750	29700	32100	34500	36850	39250
LOW INCOME	25550	29200	32850	36500	39450	42350	45300	48200
M F TRANSITION INCOM	35770	40880	45990	51100	55230	59290	63420	67480
115% LIMITS	36750	42000	47250	52450	56650	60850	65050	69250

Amite County, MS

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
VERY LOW INCOME	15050	17200	19350	21450	23200	24900	26600	28350
65% LIMITS	21500	24600	27650	30700	33200	35650	38100	40550
LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
M F TRANSITION INCOM	33670	38430	43260	48020	51870	55720	59570	63420
115% LIMITS	34550	39450	44400	49300	53250	57200	61150	65100

P R O G R A M

EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM

FDIC AFFORDABLE RENTS

Franklin County, MS	50% RENT LIMIT	356	410	462	541	626	658
	65% RENT LIMIT	518	595	669	791	914	963
George County, MS	50% RENT LIMIT	500	574	646	762	881	928
	65% RENT LIMIT	689	790	889	1054	1216	1284
Greene County, MS	50% RENT LIMIT	404	465	523	615	712	748
	65% RENT LIMIT	558	640	721	851	984	1037
Grenada County, MS	50% RENT LIMIT	415	476	537	631	731	768
	65% RENT LIMIT	555	636	717	847	979	1032
Gulfport-Biloxi-Pascagoula, MS MSA							
Gulfport-Biloxi, MS HUD Metro FMR Area	50% RENT LIMIT	460	529	596	701	811	854
	65% RENT LIMIT	608	696	784	929	1071	1132
Pascagoula, MS HUD Metro FMR Area	50% RENT LIMIT	500	574	646	762	881	928
	65% RENT LIMIT	689	790	889	1054	1216	1284
Hattiesburg, MS MSA	50% RENT LIMIT	441	508	572	674	779	819
	65% RENT LIMIT	598	685	772	914	1055	1113
Holmes County, MS	50% RENT LIMIT	356	410	462	541	626	658
	65% RENT LIMIT	518	595	669	791	914	963
Humphreys County, MS	50% RENT LIMIT	356	410	462	541	626	658
	65% RENT LIMIT	518	595	669	791	914	963
Issaquena County, MS	50% RENT LIMIT	366	421	474	557	645	678
	65% RENT LIMIT	511	588	662	781	902	952
Itawamba County, MS	50% RENT LIMIT	406	468	527	619	716	753
	65% RENT LIMIT	544	625	703	831	960	1013
Jackson, MS MSA							
Jackson, MS HUD Metro FMR Area	50% RENT LIMIT	495	569	641	756	874	920
	65% RENT LIMIT	686	788	887	1051	1212	1282
Simpson County, MS HUD Metro FMR Area	50% RENT LIMIT	389	446	503	591	684	719
	65% RENT LIMIT	531	610	687	812	939	989

P R O G R A M

EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM

FDIC AFFORDABLE RENTS

Marion County, MS	50% RENT LIMIT	379	435	491	576	667	700
	65% RENT LIMIT	529	608	684	809	934	984
Memphis, TN-MS-AR MSA	50% RENT LIMIT	373	429	483	566	656	689
Benton County, MS HUD Metro FMR Area	50% RENT LIMIT	519	595	671	792	915	964
	65% RENT LIMIT						
Marshall County, MS HUD Metro FMR Area	50% RENT LIMIT	391	450	507	595	689	724
	65% RENT LIMIT	556	639	719	850	981	1035
Memphis, TN-MS-AR HUD Metro FMR Area	50% RENT LIMIT	506	581	654	774	894	942
	65% RENT LIMIT	698	800	901	1067	1231	1302
Tate County, MS HUD Metro FMR Area	50% RENT LIMIT	456	525	591	696	805	848
	65% RENT LIMIT	630	723	813	964	1112	1174
Tunica County, MS HUD Metro FMR Area	50% RENT LIMIT	391	450	507	595	689	724
	65% RENT LIMIT	556	639	719	850	981	1035
Monroe County, MS	50% RENT LIMIT	390	449	506	594	687	722
	65% RENT LIMIT	558	640	721	852	985	1039
Montgomery County, MS	50% RENT LIMIT	356	410	462	541	626	658
	65% RENT LIMIT	518	595	669	791	914	963
Neshoba County, MS	50% RENT LIMIT	363	418	471	551	639	670
	65% RENT LIMIT	518	595	669	791	914	963
Newton County, MS	50% RENT LIMIT	388	445	502	590	682	717
	65% RENT LIMIT	540	620	698	826	954	1005
Noxubee County, MS	50% RENT LIMIT	356	410	462	541	626	658
	65% RENT LIMIT	518	595	669	791	914	963
Oktibbeha County, MS	50% RENT LIMIT	470	540	608	716	829	872
	65% RENT LIMIT	616	708	797	944	1089	1149
Panola County, MS	50% RENT LIMIT	363	416	469	550	637	669
	65% RENT LIMIT	518	595	669	791	914	963
Pearl River County, MS	50% RENT LIMIT	433	498	561	660	764	803
	65% RENT LIMIT	623	714	803	951	1097	1159