



PROGRAM BULLETIN #18-0205

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

FROM: Robert D. Collier ^{RDC}
Senior Vice President of Program Compliance

DATE: May 2, 2018

SUBJECT: **REVISED 2018 INCOME AND RENT LIMIT SCHEDULE for the State of Mississippi**

A recent analysis by FDIC and HUD identified that the previously published limits effective April 1, 2018 were incorrect. Please discard copies of the previously distributed limits and use the revised limits attached with this Program Bulletin. The new effective date of the limits will be April 30, 2018.

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 | 18200 | 20800 | 23400 | 26000 | 28100 | 30200 | 32250 | 34350 |
| 65% LIMITS | 24250 | 27700 | 31150 | 34600 | 37400 | 40150 | 42950 | 45700 |
| LOW INCOME | 29150 | 33300 | 37450 | 41600 | 44950 | 48300 | 51600 | 54950 |
| M F TRANSITION INCOM | 40810 | 46620 | 52430 | 58240 | 62930 | 67620 | 72240 | 76930 |
| 115% LIMITS | 41900 | 47850 | 53850 | 59800 | 64600 | 69400 | 74200 | 78950 |

Pascagoula, MS HUD Metro FMR Area

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 21900 | 25000 | 28150 | 31250 | 33750 | 36250 | 38750 | 41250 |
| 65% LIMITS | 30000 | 34300 | 38600 | 42850 | 46300 | 49750 | 53150 | 56600 |
| LOW INCOME | 35000 | 40000 | 45000 | 50000 | 54000 | 58000 | 62000 | 66000 |
| M F TRANSITION INCOM | 49000 | 56000 | 63000 | 70000 | 75600 | 81200 | 86800 | 92400 |
| 115% LIMITS | 50350 | 57550 | 64750 | 71900 | 77700 | 83450 | 89200 | 94950 |

Hattiesburg, MS MSA

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 20150 | 23000 | 25900 | 28750 | 31050 | 33350 | 35650 | 37950 |
| 65% LIMITS | 26200 | 29950 | 33700 | 37400 | 40400 | 43400 | 46400 | 49400 |
| LOW INCOME | 32200 | 36800 | 41400 | 46000 | 49700 | 53400 | 57050 | 60750 |
| M F TRANSITION INCOM | 45080 | 51520 | 57960 | 64400 | 69580 | 74760 | 79870 | 85050 |
| 115% LIMITS | 46350 | 52950 | 59550 | 66150 | 71450 | 76750 | 82050 | 87350 |

Jackson, MS MSA

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 22350 | 25550 | 28750 | 31900 | 34500 | 37050 | 39600 | 42150 |
| 65% LIMITS | 29050 | 33200 | 37350 | 41450 | 44800 | 48100 | 51400 | 54750 |
| LOW INCOME | 35750 | 40850 | 45950 | 51050 | 55150 | 59250 | 63350 | 67400 |
| M F TRANSITION INCOM | 50050 | 57190 | 64330 | 71470 | 77210 | 82950 | 88690 | 94360 |
| 115% LIMITS | 51400 | 58750 | 66100 | 73400 | 79300 | 85150 | 91050 | 96900 |

Simpson County, MS HUD Metro FMR Area

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 16450 | 18800 | 21150 | 23500 | 25400 | 27300 | 29150 | 31050 |
| 65% LIMITS | 21400 | 24450 | 27500 | 30550 | 33000 | 35450 | 37900 | 40350 |
| LOW INCOME | 26350 | 30100 | 33850 | 37600 | 40650 | 43650 | 46650 | 49650 |
| M F TRANSITION INCOM | 36890 | 42140 | 47390 | 52640 | 56910 | 61110 | 65310 | 69510 |
| 115% LIMITS | 37850 | 43250 | 48650 | 54050 | 58400 | 62700 | 67050 | 71350 |

Yazoo County, MS HUD Metro FMR Area

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 16450 | 18800 | 21150 | 23500 | 25400 | 27300 | 29150 | 31050 |
| 65% LIMITS | 21900 | 25000 | 28150 | 31250 | 33750 | 36250 | 38750 | 41250 |
| LOW INCOME | 26350 | 30100 | 33850 | 37600 | 40650 | 43650 | 46650 | 49650 |
| M F TRANSITION INCOM | 36890 | 42140 | 47390 | 52640 | 56910 | 61110 | 65310 | 69510 |
| 115% LIMITS | 37850 | 43250 | 48650 | 54050 | 58400 | 62700 | 67050 | 71350 |

Memphis, TN-MS-AR MSA

| | | | | | | | | |
|----------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| VERY LOW INCOME | 16450 | 18800 | 21150 | 23500 | 25400 | 27300 | 29150 | 31050 |
| 65% LIMITS | 21950 | 25050 | 28200 | 31300 | 33850 | 36350 | 38850 | 41350 |
| LOW INCOME | 26350 | 30100 | 33850 | 37600 | 40650 | 43650 | 46650 | 49650 |
| M F TRANSITION INCOM | 36890 | 42140 | 47390 | 52640 | 56910 | 61110 | 65310 | 69510 |
| 115% LIMITS | 37850 | 43250 | 48650 | 54050 | 58400 | 62700 | 67050 | 71350 |

Benton County, MS HUD Metro FMR Area

FEDERAL DEPOSIT INSURANCE CORPORATION
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 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | PERSON |
|--|---|---|---|---|---|---|---|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| Marshall County, MS HUD Metro FMR Area | | | | | | | | | | | | | | | | |
| VERY LOW INCOME | | | | | | | | 16450 | 18800 | 21150 | 23500 | 25400 | 27300 | 29150 | 31050 | PERSON |
| 65% LIMITS | | | | | | | | 21400 | 24450 | 27500 | 30550 | 33000 | 35450 | 37900 | 40350 | PERSON |
| LOW INCOME | | | | | | | | 26350 | 30100 | 33850 | 37600 | 40650 | 43650 | 46650 | 49650 | PERSON |
| M_F TRANSITION INCOM | | | | | | | | 36890 | 42140 | 47390 | 52640 | 56910 | 61110 | 65310 | 69510 | PERSON |
| 115% LIMITS | | | | | | | | 37850 | 43250 | 48650 | 54050 | 58400 | 62700 | 67050 | 71350 | PERSON |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|--------------------------------------|-----------------|------------|------------|----------------------|-------------|
| Memphis, TN-MS-AR HUD Metro FMR Area | 22500 | 29250 | 35950 | 50330 | 51700 |
| VERY LOW INCOME | 25700 | 33400 | 41100 | 57540 | 59050 |
| 65% LIMITS | 28900 | 37600 | 46250 | 64750 | 66450 |
| LOW INCOME | 32100 | 41750 | 51350 | 71890 | 73800 |
| M_F TRANSITION INCOM | 34700 | 45100 | 55500 | 77700 | 79750 |
| 115% LIMITS | 37250 | 48450 | 59600 | 83440 | 85650 |
| VERY LOW INCOME | 39850 | 51800 | 63700 | 89180 | 91550 |
| 65% LIMITS | 42400 | 55150 | 67800 | 94920 | 97450 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|------------------------------------|-----------------|------------|------------|----------------------|-------------|
| Tate County, MS HUD Metro FMR Area | 19750 | 26400 | 31550 | 44170 | 45350 |
| VERY LOW INCOME | 22550 | 30200 | 36050 | 50470 | 51800 |
| 65% LIMITS | 25350 | 33950 | 40550 | 56770 | 58300 |
| LOW INCOME | 28150 | 37700 | 45050 | 63070 | 64750 |
| M_F TRANSITION INCOM | 30450 | 40750 | 48700 | 68180 | 69950 |
| 115% LIMITS | 32700 | 43750 | 52300 | 73220 | 75150 |
| VERY LOW INCOME | 34950 | 46750 | 55900 | 78260 | 80300 |
| 65% LIMITS | 37200 | 49800 | 59500 | 83300 | 85500 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|--------------------------------------|-----------------|------------|------------|----------------------|-------------|
| Tunica County, MS HUD Metro FMR Area | 16450 | 21400 | 26350 | 36890 | 37850 |
| VERY LOW INCOME | 18800 | 24450 | 30100 | 42140 | 43250 |
| 65% LIMITS | 21150 | 27500 | 33850 | 47390 | 48650 |
| LOW INCOME | 23500 | 30550 | 37600 | 52640 | 54050 |
| M_F TRANSITION INCOM | 25400 | 33000 | 40650 | 56910 | 58400 |
| 115% LIMITS | 27300 | 35450 | 43650 | 61110 | 62700 |
| VERY LOW INCOME | 29150 | 38750 | 46650 | 65310 | 67050 |
| 65% LIMITS | 31050 | 41250 | 49650 | 69510 | 71350 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|----------------------|-----------------|------------|------------|----------------------|-------------|
| Adams County, MS | 16450 | 21900 | 26350 | 36890 | 37850 |
| VERY LOW INCOME | 18800 | 25000 | 30100 | 42140 | 43250 |
| 65% LIMITS | 21150 | 28150 | 33850 | 47390 | 48650 |
| LOW INCOME | 23500 | 31250 | 37600 | 52640 | 54050 |
| M_F TRANSITION INCOM | 25400 | 33750 | 40650 | 56910 | 58400 |
| 115% LIMITS | 27300 | 36250 | 43650 | 61110 | 62700 |
| VERY LOW INCOME | 29150 | 38750 | 46650 | 65310 | 67050 |
| 65% LIMITS | 31050 | 41250 | 49650 | 69510 | 71350 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|----------------------|-----------------|------------|------------|----------------------|-------------|
| Alcorn County, MS | 16450 | 21400 | 26350 | 36890 | 37850 |
| VERY LOW INCOME | 18800 | 24450 | 30100 | 42140 | 43250 |
| 65% LIMITS | 21150 | 27500 | 33850 | 47390 | 48650 |
| LOW INCOME | 23500 | 30550 | 37600 | 52640 | 54050 |
| M_F TRANSITION INCOM | 25400 | 33000 | 40650 | 56910 | 58400 |
| 115% LIMITS | 27300 | 35450 | 43650 | 61110 | 62700 |
| VERY LOW INCOME | 29150 | 37900 | 46650 | 65310 | 67050 |
| 65% LIMITS | 31050 | 40350 | 49650 | 69510 | 71350 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | VERY LOW INCOME | 65% LIMITS | LOW INCOME | M_F TRANSITION INCOM | 115% LIMITS |
|----------------------|-----------------|------------|------------|----------------------|-------------|
| Amitte County, MS | 16450 | 21900 | 26350 | 36890 | 37850 |
| VERY LOW INCOME | 18800 | 25000 | 30100 | 42140 | 43250 |
| 65% LIMITS | 21150 | 28150 | 33850 | 47390 | 48650 |
| LOW INCOME | 23500 | 31250 | 37600 | 52640 | 54050 |
| M_F TRANSITION INCOM | 25400 | 33750 | 40650 | 56910 | 58400 |
| 115% LIMITS | 27300 | 36250 | 43650 | 61110 | 62700 |
| VERY LOW INCOME | 29150 | 38750 | 46650 | 65310 | 67050 |
| 65% LIMITS | 31050 | 41250 | 49650 | 69510 | 71350 |
| LOW INCOME | | | | | |
| M_F TRANSITION INCOM | | | | | |
| 115% LIMITS | | | | | |

| | 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 | 428 | 491 | 553 | 651 | 754 | 793 |
| | 65% RENT LIMIT | 561 | 645 | 726 | 859 | 991 | 1045 |
| George County, MS | 50% RENT LIMIT | 511 | 588 | 662 | 781 | 902 | 952 |
| | 65% RENT LIMIT | 689 | 790 | 889 | 1054 | 1216 | 1284 |
| Greene County, MS | 50% RENT LIMIT | 475 | 545 | 614 | 725 | 837 | 882 |
| | 65% RENT LIMIT | 624 | 715 | 806 | 954 | 1101 | 1163 |
| 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 | 50% RENT LIMIT | 460 | 529 | 596 | 701 | 811 | 854 |
| | 65% RENT LIMIT | 618 | 709 | 798 | 945 | 1090 | 1150 |
| Pascagoula, MS HUD Metro FMR Area | 50% RENT LIMIT | 528 | 605 | 682 | 805 | 930 | 980 |
| | 65% RENT LIMIT | 730 | 838 | 943 | 1119 | 1290 | 1364 |
| Hattiesburg, MS MSA | 50% RENT LIMIT | 484 | 555 | 626 | 737 | 852 | 898 |
| | 65% RENT LIMIT | 635 | 729 | 821 | 971 | 1121 | 1184 |
| Holmes County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Humphreys County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Issaquena County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 520 | 598 | 673 | 795 | 919 | 968 |
| Itawamba County, MS | 50% RENT LIMIT | 406 | 468 | 527 | 619 | 716 | 753 |
| | 65% RENT LIMIT | 553 | 635 | 714 | 845 | 975 | 1029 |
| Jackson, MS MSA | 50% RENT LIMIT | 539 | 619 | 697 | 824 | 951 | 1003 |
| | 65% RENT LIMIT | 706 | 810 | 912 | 1081 | 1246 | 1318 |
| Jackson, MS HUD Metro FMR Area | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 540 | 620 | 698 | 826 | 954 | 1005 |
| Simpson County, MS HUD Metro FMR Area | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 540 | 620 | 698 | 826 | 954 | 1005 |

FEDERAL DEPOSIT INSURANCE CORPORATION
STATE: MISSISSIPPI

| | P R O G R A M | | EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM | | | | |
|--|----------------|-----|--|-----|------|------|------|
| Marion County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 538 | 618 | 696 | 821 | 949 | 1000 |
| Memphis, TN-MS-AR MSA | | | | | | | |
| Benton County, MS HUD Metro FMR Area | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 556 | 639 | 719 | 850 | 981 | 1035 |
| Marshall County, MS HUD Metro FMR Area | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 556 | 639 | 719 | 850 | 981 | 1035 |
| Memphis, TN-MS-AR HUD Metro FMR Area | 50% RENT LIMIT | 543 | 623 | 701 | 829 | 957 | 1009 |
| | 65% RENT LIMIT | 748 | 856 | 964 | 1145 | 1320 | 1395 |
| Tate County, MS HUD Metro FMR Area | 50% RENT LIMIT | 474 | 544 | 612 | 722 | 835 | 879 |
| | 65% RENT LIMIT | 675 | 774 | 871 | 1032 | 1191 | 1258 |
| Tunica County, MS HUD Metro FMR Area | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 556 | 639 | 719 | 850 | 981 | 1035 |
| Monroe County, MS | 50% RENT LIMIT | 414 | 475 | 536 | 630 | 729 | 767 |
| | 65% RENT LIMIT | 558 | 640 | 721 | 852 | 985 | 1039 |
| Montgomery County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Neshoba County, MS | 50% RENT LIMIT | 398 | 456 | 514 | 605 | 700 | 735 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Newton County, MS | 50% RENT LIMIT | 401 | 461 | 519 | 611 | 707 | 743 |
| | 65% RENT LIMIT | 549 | 630 | 709 | 839 | 969 | 1022 |
| Noxubee County, MS | 50% RENT LIMIT | 391 | 450 | 507 | 596 | 690 | 725 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Oktibbeha County, MS | 50% RENT LIMIT | 485 | 558 | 628 | 741 | 856 | 902 |
| | 65% RENT LIMIT | 660 | 758 | 853 | 1011 | 1166 | 1232 |
| Panola County, MS | 50% RENT LIMIT | 394 | 453 | 509 | 599 | 694 | 729 |
| | 65% RENT LIMIT | 555 | 638 | 718 | 849 | 980 | 1034 |
| Pearl River County, MS | 50% RENT LIMIT | 446 | 513 | 577 | 680 | 786 | 828 |
| | 65% RENT LIMIT | 623 | 714 | 803 | 951 | 1097 | 1159 |