



PROGRAM BULLETIN #19-0305

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 3, 2019

SUBJECT: **2019 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 2019 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued April 24, 2019 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

		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-Pascagoula, MS MSA									
Gulfport-Biloxi, MS HUD Metro FMR Area									
VERY LOW INCOME		20050	22900	25750	28600	30900	33200	35500	37800
65% LIMITS		26050	29800	33500	37200	40200	43200	46150	49150
LOW INCOME		32050	36600	41200	45750	49450	53100	56750	60400
M_F TRANSITION INCOM		44870	51240	57680	64050	69230	74340	79450	84560
115% LIMITS		46050	52600	59200	65750	71050	76300	81550	86800
Pascagoula, MS HUD Metro FMR Area									
VERY LOW INCOME		23700	27100	30500	33850	36600	39300	42000	44700
65% LIMITS		30800	35200	39600	44000	47550	51050	54600	58100
LOW INCOME		37950	43350	48750	54150	58500	62850	67150	71500
M_F TRANSITION INCOM		53130	60690	68250	75810	81900	87990	94010	100100
115% LIMITS		54500	62300	70100	77850	84100	90350	96550	102800
Hattiesburg, MS MSA									
VERY LOW INCOME		22000	25150	28300	31400	33950	36450	38950	41450
65% LIMITS		28600	32650	36750	40800	44100	47350	50600	53900
LOW INCOME		35200	40200	45250	50250	54300	58300	62350	66350
M_F TRANSITION INCOM		49280	56280	63350	70350	76020	81620	87290	92890
115% LIMITS		50600	57800	65050	72250	78050	83850	89600	95400
Jackson, MS MSA									
Jackson, MS HUD Metro FMR Area									
VERY LOW INCOME		23550	26900	30250	33600	36300	39000	41700	44400
65% LIMITS		30600	35000	39350	43700	47200	50700	54200	57700
LOW INCOME		37650	43000	48400	53750	58050	62350	66650	70950
M_F TRANSITION INCOM		52710	60200	67760	75250	81270	87290	93310	99330
115% LIMITS		54100	61800	69550	77250	83450	89650	95800	102000
Simpson County, MS HUD Metro FMR Area									
VERY LOW INCOME		17350	19800	22300	24750	26750	28750	30700	32700
65% LIMITS		22550	25800	29000	32200	34800	37400	39950	42550
LOW INCOME		27750	31700	35650	39600	42800	45950	49150	52300
M_F TRANSITION INCOM		38850	44380	49910	55440	59920	64330	68810	73220
115% LIMITS		39900	45600	51300	56950	61550	66100	70650	75200
Yazoo County, MS HUD Metro FMR Area									
VERY LOW INCOME		17350	19800	22300	24750	26750	28750	30700	32700
65% LIMITS		22550	25800	29000	32200	34800	37400	39950	42550
LOW INCOME		27750	31700	35650	39600	42800	45950	49150	52300
M_F TRANSITION INCOM		38850	44380	49910	55440	59920	64330	68810	73220
115% LIMITS		39900	45600	51300	56950	61550	66100	70650	75200
Memphis, TN-MS-AR MSA									
Benton County, MS HUD Metro FMR Area									
VERY LOW INCOME		17350	19800	22300	24750	26750	28750	30700	32700
65% LIMITS		22550	25800	29000	32200	34800	37400	39950	42550
LOW INCOME		27750	31700	35650	39600	42800	45950	49150	52300
M_F TRANSITION INCOM		38850	44380	49910	55440	59920	64330	68810	73220
115% LIMITS		39900	45600	51300	56950	61550	66100	70650	75200

		A D J U S T E D I N C O M E L I M I T S							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Marshall County, MS HUD	P R O G R A M								
	Metro FMR Area								
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	65% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	M_F TRANSITION INCOM	38850	44380	49910	55440	59920	64330	68810	73220
Memphis, TN-MS-AR HUD	115% LIMITS	39900	45600	51300	56950	61550	66100	70650	75200
	Metro FMR Area								
	VERY LOW INCOME	23100	26400	29700	32950	35600	38250	40900	43500
	65% LIMITS	30000	34300	38600	42850	46300	49750	53150	56600
	LOW INCOME	36900	42200	47450	52700	56950	61150	65350	69600
	M_F TRANSITION INCOM	51660	59080	66430	73780	79730	85610	91490	97440
Tate County, MS HUD	115% LIMITS	53050	60600	68200	75750	81850	87900	93950	100000
	Metro FMR Area								
	VERY LOW INCOME	20300	23200	26100	29000	31350	33650	36000	38300
	65% LIMITS	26400	30200	33950	37700	40750	43750	46750	49800
	LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250
	M_F TRANSITION INCOM	45500	52010	58520	64960	70210	75390	80570	85750
Tunica County, MS HUD	115% LIMITS	46700	53400	60050	66700	72050	77400	82750	88050
	Metro FMR Area								
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	65% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	M_F TRANSITION INCOM	38850	44380	49910	55440	59920	64330	68810	73220
Adams County, MS	115% LIMITS	39900	45600	51300	56950	61550	66100	70650	75200
	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	65% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	M_F TRANSITION INCOM	38850	44380	49910	55440	59920	64330	68810	73220
	115% LIMITS	39900	45600	51300	56950	61550	66100	70650	75200
Alcorn County, MS	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	65% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	M_F TRANSITION INCOM	38850	44380	49910	55440	59920	64330	68810	73220
	115% LIMITS	39900	45600	51300	56950	61550	66100	70650	75200
Amite County, MS	VERY LOW INCOME	17350	19800	22300	24750	26750	28750	30700	32700
	65% LIMITS	22550	25800	29000	32200	34800	37400	39950	42550
	LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	M_F TRANSITION INCOM	38850	44380	49910	55440	59920	64330	68810	73220
	115% LIMITS	39900	45600	51300	56950	61550	66100	70650	75200

			----- FDIC AFFORDABLE RENTS -----					
P R O G R A M			EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM
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								
Gulfport-Biloxi, MS HUD Metro FMR Area								
	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								
Jackson, MS HUD Metro FMR Area								
	50% RENT LIMIT		539	619	697	824	951	1003
	65% RENT LIMIT		706	810	912	1081	1246	1318
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

P R O G R A M			FDIC AFFORDABLE RENTS					
			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