



PROGRAM BULLETIN #22-2104

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: April 21, 2022

SUBJECT: **2022 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 2022 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued April 18, 2022, 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

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
P R O G R A M								
Gulfport-Biloxi, MS MSA								
Gulfport-Biloxi, MS HUD Metro FMR Area								
VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
65% LIMITS	30750	35150	39550	43900	47450	50950	54450	57950
LOW INCOME	37800	43200	48600	54000	58350	62650	67000	71300
M F TRANSITION INCOM	52920	60480	68040	75600	81690	87710	93800	99820
115% LIMITS	54400	62150	69900	77650	83900	90100	96300	102500
Pascagoula, MS HUD Metro FMR Area								
VERY LOW INCOME	25750	29400	33100	36750	39700	42650	45600	48550
65% LIMITS	33450	38200	43000	47750	51600	55400	59250	63050
LOW INCOME	41150	47000	52900	58750	63450	68150	72850	77550
M F TRANSITION INCOM	57610	65800	74060	82250	88830	95410	101990	108570
115% LIMITS	59150	67600	76050	84450	91250	98000	104750	111500
Stone County, MS HUD Metro FMR Area								
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
65% LIMITS	27200	31050	34950	38800	41950	45050	48150	51250
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
M F TRANSITION INCOM	46830	53480	60200	66850	72240	77560	82950	88270
115% LIMITS	48100	54950	61800	68650	74150	79650	85150	90650
Hattiesburg, MS MSA								
Covington County, MS HUD Metro FMR Area								
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
65% LIMITS	26750	30600	34400	38200	41300	44350	47400	50450
LOW INCOME	32950	37650	42350	47050	50850	54600	58350	62150
M F TRANSITION INCOM	46130	52710	59290	65870	71190	76440	81690	87010
115% LIMITS	47400	54150	60900	67650	73100	78500	83900	89300
Hattiesburg, MS HUD Metro FMR Area								
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								
Holmes County, MS HUD Metro FMR Area								
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
65% LIMITS	26750	30600	34400	38200	41300	44350	47400	50450
LOW INCOME	32950	37650	42350	47050	50850	54600	58350	62150
M F TRANSITION INCOM	46130	52710	59290	65870	71190	76440	81690	87010
115% LIMITS	47400	54150	60900	67650	73100	78500	83900	89300
Jackson, MS HUD Metro FMR Area								
VERY LOW INCOME	26600	30400	34200	38000	41050	44100	47150	50200
65% LIMITS	34600	39550	44500	49400	53400	57350	61300	65250
LOW INCOME	42600	48650	54750	60800	65700	70550	75400	80300
M F TRANSITION INCOM	59640	68110	76650	85120	91980	98770	105560	112420
115% LIMITS	61200	69950	78700	87400	94400	101400	108400	115400

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 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 20600 23550 26500 29400 31800 34150 36500 38850
 65% LIMITS 26750 30600 34400 38200 41300 44350 47400 50450
 LOW INCOME 32950 37650 42350 47050 50850 54600 58350 62150
 M_F TRANSITION INCOM 46130 52710 59290 65870 71190 76440 81690 87010
 115% LIMITS 47400 54150 60900 67650 73100 78500 83900 89300

Yazoo County, MS HUD Metro FMR Area
 VERY LOW INCOME 20600 23550 26500 29400 31800 34150 36500 38850
 65% LIMITS 26750 30600 34400 38200 41300 44350 47400 50450
 LOW INCOME 32950 37650 42350 47050 50850 54600 58350 62150
 M_F TRANSITION INCOM 46130 52710 59290 65870 71190 76440 81690 87010
 115% LIMITS 47400 54150 60900 67650 73100 78500 83900 89300

Memphis, TN-MS-AR MSA
 Marshall County, MS HUD Metro FMR Area
 VERY LOW INCOME 20600 23550 26500 29400 31800 34150 36500 38850
 65% LIMITS 26750 30600 34400 38200 41300 44350 47400 50450
 LOW INCOME 32950 37650 42350 47050 50850 54600 58350 62150
 M_F TRANSITION INCOM 46130 52710 59290 65870 71190 76440 81690 87010
 115% LIMITS 47400 54150 60900 67650 73100 78500 83900 89300

Memphis, TN-MS-AR HUD Metro FMR Area
 VERY LOW INCOME 26900 30750 34600 38400 41500 44550 47650 50700
 65% LIMITS 34950 39950 44950 49900 53900 57900 61900 65900
 LOW INCOME 43050 49200 55350 61450 66400 71300 76200 81150
 M_F TRANSITION INCOM 60270 68880 77490 86030 92960 99820 106680 113610
 115% LIMITS 61850 70700 79550 88350 95450 102500 109600 116650

Tate County, MS HUD Metro FMR Area
 VERY LOW INCOME 23800 27200 30600 33950 36700 39400 42100 44850
 65% LIMITS 30950 35350 39750 44150 47700 51250 54750 58300
 LOW INCOME 38050 43450 48900 54300 58650 63000 67350 71700
 M_F TRANSITION INCOM 53270 60830 68460 76020 82110 88200 94290 100380
 115% LIMITS 54650 62450 70250 78050 84300 90550 96800 103050

Tunica County, MS HUD Metro FMR Area
 VERY LOW INCOME 20600 23550 26500 29400 31800 34150 36500 38850
 65% LIMITS 26750 30600 34400 38200 41300 44350 47400 50450
 LOW INCOME 32950 37650 42350 47050 50850 54600 58350 62150
 M_F TRANSITION INCOM 46130 52710 59290 65870 71190 76440 81690 87010
 115% LIMITS 47400 54150 60900 67650 73100 78500 83900 89300

Adams County, MS
 VERY LOW INCOME 20600 23550 26500 29400 31800 34150 36500 38850
 65% LIMITS 26750 30600 34400 38200 41300 44350 47400 50450
 LOW INCOME 32950 37650 42350 47050 50850 54600 58350 62150
 M_F TRANSITION INCOM 46130 52710 59290 65870 71190 76440 81690 87010
 115% LIMITS 47400 54150 60900 67650 73100 78500 83900 89300

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	571	655	738	872	1007	1063			
65% RENT LIMIT	749	859	967	1147	1322	1398			
Pascagoula, MS HUD Metro FMR Area									
50% RENT LIMIT	624	715	806	954	1101	1163			
65% RENT LIMIT	816	935	1053	1251	1442	1525			
Stone County, MS HUD Metro FMR Area									
50% RENT LIMIT	503	578	651	767	887	935			
65% RENT LIMIT	660	756	852	1010	1165	1230			
Hattiesburg, MS MSA									
Covington County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			
Hattiesburg, MS HUD Metro FMR Area									
50% RENT LIMIT	530	609	686	810	935	985			
65% RENT LIMIT	695	796	897	1064	1226	1297			
Jackson, MS MSA									
Holmes County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			
Jackson, MS HUD Metro FMR Area									
50% RENT LIMIT	645	740	833	987	1140	1204			
65% RENT LIMIT	845	969	1091	1296	1494	1580			
Simpson County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			
Yazoo County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			
Memphis, TN-MS-AR MSA									
Marshall County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			
Memphis, TN-MS-AR HUD Metro FMR Area									
50% RENT LIMIT	653	749	843	999	1152	1217			
65% RENT LIMIT	854	979	1102	1309	1509	1597			
Tate County, MS HUD Metro FMR Area									
50% RENT LIMIT	575	660	743	879	1014	1070			
65% RENT LIMIT	754	864	972	1154	1330	1407			
Tunica County, MS HUD Metro FMR Area									
50% RENT LIMIT	495	569	641	756	874	920			
65% RENT LIMIT	649	745	838	994	1146	1210			