



PROGRAM BULLETIN #23-2305B

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 23, 2023

SUBJECT: **2023 Income and Rent Limits 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 2023 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued May 15, 2023, by the Federal Deposit Insurance Corporation (FDIC). Please circulate the schedule immediately to the appropriate development 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, MS MSA								
Gulfport-Biloxi, MS HUD Metro FMR Area								
VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
65% LIMITS	32500	37150	41800	46400	50150	53850	57550	61250
LOW INCOME	39150	44750	50350	55900	60400	64850	69350	73800
M F TRANSITION INCOM	54810	62650	70490	78260	84560	90790	97090	103320
115% LIMITS	56250	64300	72350	80350	86800	93250	99650	106100
Pascagoula, MS HUD Metro FMR Area								
VERY LOW INCOME	27250	31150	35050	38900	42050	45150	48250	51350
65% LIMITS	35400	40450	45500	50550	54600	58650	62700	66750
LOW INCOME	43550	49800	56000	62200	67200	72200	77150	82150
M F TRANSITION INCOM	60970	69720	78400	87080	94080	101080	108010	115010
115% LIMITS	62600	71550	80500	89400	96600	103750	110900	118050
Stone County, MS HUD Metro FMR Area								
VERY LOW INCOME	22150	25300	28450	31600	34150	36700	39200	41750
65% LIMITS	28750	32850	36950	41050	44350	47650	50950	54200
LOW INCOME	35400	40450	45500	50550	54600	58650	62700	66750
M F TRANSITION INCOM	49560	56630	63700	70770	76440	82110	87780	93450
115% LIMITS	50900	58150	65400	72650	78500	84300	90100	95900
Hattiesburg, MS MSA								
Covington County, MS HUD Metro FMR Area								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
65% LIMITS	28350	32400	36450	40450	43700	46950	50200	53400
LOW INCOME	34850	39800	44800	49750	53750	57750	61700	65700
M F TRANSITION INCOM	48790	55720	62720	69650	75250	80850	86380	91980
115% LIMITS	50050	57200	64350	71500	77250	82950	88700	94400
Hattiesburg, MS HUD Metro FMR Area								
VERY LOW INCOME	23300	26600	29950	33250	35950	38600	41250	43900
65% LIMITS	30250	34600	38900	43200	46700	50150	53600	57050
LOW INCOME	37250	42600	47900	53200	57500	61750	66000	70250
M F TRANSITION INCOM	52150	59640	67060	74480	80500	86450	92400	98350
115% LIMITS	53550	61200	68850	76500	82650	88750	94900	101000
Jackson, MS MSA								
Holmes County, MS HUD Metro FMR Area								
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
65% LIMITS	28350	32400	36450	40450	43700	46950	50200	53400
LOW INCOME	34850	39800	44800	49750	53750	57750	61700	65700
M F TRANSITION INCOM	48790	55720	62720	69650	75250	80850	86380	91980
115% LIMITS	50050	57200	64350	71500	77250	82950	88700	94400
Jackson, MS HUD Metro FMR Area								
VERY LOW INCOME	28000	32000	36000	39950	43150	46350	49550	52750
65% LIMITS	36400	41600	46800	51950	56150	60300	64450	68600
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

----- 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 21800 24900 28000 31100 33600 36100 38600 41100
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400
 LOW INCOME 34850 39800 44800 49750 53750 57750 61700 65700
 M F TRANSITION INCOM 48790 55720 62720 69650 75250 80850 86380 91980
 115% LIMITS 50050 57200 64350 71500 77250 82950 88700 94400

Yazoo County, MS HUD Metro FMR Area
 VERY LOW INCOME 21800 24900 28000 31100 33600 36100 38600 41100
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400
 LOW INCOME 34850 39800 44800 49750 53750 57750 61700 65700
 M F TRANSITION INCOM 48790 55720 62720 69650 75250 80850 86380 91980
 115% LIMITS 50050 57200 64350 71500 77250 82950 88700 94400

Memphis, TN-MS-AR MSA
 Marshall County, MS HUD Metro FMR Area
 VERY LOW INCOME 21800 24900 28000 31100 33600 36100 38600 41100
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400
 LOW INCOME 34850 39800 44800 49750 53750 57750 61700 65700
 M F TRANSITION INCOM 48790 55720 62720 69650 75250 80850 86380 91980
 115% LIMITS 50050 57200 64350 71500 77250 82950 88700 94400

Memphis, TN-MS-AR HUD Metro FMR Area
 VERY LOW INCOME 28350 32400 36450 40500 43750 47000 50250 53500
 65% LIMITS 36900 42150 47400 52650 56900 61100 65300 69500
 LOW INCOME 44000 50250 56550 62800 67850 72850 77900 82900
 M F TRANSITION INCOM 61600 70350 79170 87920 94990 101990 109060 116060
 115% LIMITS 63250 72250 81300 90300 97550 104750 112000 119200

Tate County, MS HUD Metro FMR Area
 VERY LOW INCOME 24900 28450 32000 35550 38400 41250 44100 46950
 65% LIMITS 32350 37000 41600 46200 49900 53600 57300 61000
 LOW INCOME 38600 44100 49600 55100 59550 63950 68350 72750
 M F TRANSITION INCOM 54040 61740 69440 77140 83370 89530 95690 101850
 115% LIMITS 55450 63400 71300 79200 85550 91900 98250 104550

Tunica County, MS HUD Metro FMR Area
 VERY LOW INCOME 21800 24900 28000 31100 33600 36100 38600 41100
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400
 LOW INCOME 34850 39800 44800 49750 53750 57750 61700 65700
 M F TRANSITION INCOM 48790 55720 62720 69650 75250 80850 86380 91980
 115% LIMITS 50050 57200 64350 71500 77250 82950 88700 94400

Adams County, MS
 VERY LOW INCOME 21800 24900 28000 31100 33600 36100 38600 41100
 65% LIMITS 28350 32400 36450 40450 43700 46950 50200 53400
 LOW INCOME 34850 39800 44800 49750 53750 57750 61700 65700
 M F TRANSITION INCOM 48790 55720 62720 69650 75250 80850 86380 91980
 115% LIMITS 50050 57200 64350 71500 77250 82950 88700 94400

P R O G R A M

EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM

	FDIC	AFFORDABLE	RENTS	
Gulfport-Biloxi, MS MSA				
Gulfport-Biloxi, MS HUD Metro FMR Area	605	695	782	926
50% RENT LIMIT	793	909	1023	1215
65% RENT LIMIT				1069
				1480
Pascagoula, MS HUD Metro FMR Area				
50% RENT LIMIT	661	759	854	1012
65% RENT LIMIT	865	991	1116	1326
Stone County, MS HUD Metro FMR Area				
50% RENT LIMIT	534	613	689	815
65% RENT LIMIT	699	801	902	1070
Hattiesburg, MS MSA				
Covington County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054
Hattiesburg, MS HUD Metro FMR Area				
50% RENT LIMIT	563	645	727	860
65% RENT LIMIT	736	845	951	1129
Jackson, MS MSA				
Holmes County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054
Jackson, MS HUD Metro FMR Area				
50% RENT LIMIT	680	780	878	1040
65% RENT LIMIT	890	1020	1148	1365
Simpson County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054
Yazoo County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054
Memphis, TN-MS-AR MSA				
Marshall County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054
Memphis, TN-MS-AR HUD Metro FMR Area				
50% RENT LIMIT	689	790	889	1055
65% RENT LIMIT	903	1034	1163	1384
Tate County, MS HUD Metro FMR Area				
50% RENT LIMIT	603	691	778	921
65% RENT LIMIT	789	905	1018	1209
Tunica County, MS HUD Metro FMR Area				
50% RENT LIMIT	525	603	678	801
65% RENT LIMIT	689	790	889	1054