




PROGRAM BULLETIN #24-0304

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

FROM: Karen C. Georgetown 
Senior Vice President of Program Compliance

DATE: April 3, 2024

SUBJECT: **2024 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 following the regulatory requirements with respect to the verification of total gross household incomes and maximum rent restrictions.

Attached are the 2024 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued April 2, 2024, 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

FEDERAL DEPOSIT INSURANCE CORPORATION FY 2024
 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 23000 26250 29550 32800 35450 38050 40700 43300
 65% LIMITS 29900 34150 38400 42650 46100 49500 52900 56300
 LOW INCOME 36750 42000 47250 52500 56700 60900 65100 69300
 M_F TRANSITION INCOM 51450 58800 66150 73500 79380 85260 91140 97020
 115% LIMITS 52850 60400 67950 75450 81500 87550 93600 99600

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

Memphis, TN-MS-AR MSA
 Marshall County, MS HUD Metro FMR Area
 VERY LOW INCOME 22950 26200 29500 32750 35400 38000 40650 43250
 65% LIMITS 29850 34100 38350 42600 46050 49450 52850 56250
 LOW INCOME 36700 41950 47200 52400 56600 60800 65000 69200
 M_F TRANSITION INCOM 51380 58730 66080 73360 79240 85120 91000 96880
 115% LIMITS 52750 60300 67850 75350 81400 87450 93450 99500

Memphis, TN-MS-AR HUD Metro FMR Area
 VERY LOW INCOME 29850 34100 38350 42600 46050 49450 52850 56250
 65% LIMITS 38800 44350 49900 55400 59850 64300 68700 73150
 LOW INCOME 47750 54550 61350 68150 73650 79100 84550 90000
 M_F TRANSITION INCOM 66850 76370 85890 95410 103110 110740 118370 126000
 115% LIMITS 68600 78400 88200 97950 105800 113650 121500 129300

Tate County, MS HUD Metro FMR Area
 VERY LOW INCOME 25450 29100 32750 36350 39300 42200 45100 48000
 65% LIMITS 33100 37800 42550 47250 51050 54850 58600 62400
 LOW INCOME 40750 46550 52350 58150 62850 67500 72150 76800
 M_F TRANSITION INCOM 57050 65170 73290 81410 87990 94500 101010 107520
 115% LIMITS 58550 66900 75250 83600 90300 97000 103700 110400

Tunica County, MS HUD Metro FMR Area
 VERY LOW INCOME 23950 27350 30800 34200 36950 39700 42450 45150
 65% LIMITS 31150 35600 40050 44450 48050 51600 55150 58700
 LOW INCOME 38300 43750 49250 54700 59100 63500 67850 72250
 M_F TRANSITION INCOM 53620 61250 68950 76580 82740 88900 94990 101150
 115% LIMITS 55100 62950 70800 78650 84950 91250 97550 103850

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

P R O G R A M

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FDIC AFFORDABLE RENTS

Gulfport-Biloxi, MS MSA									
Gulfport-Biloxi, MS HUD Metro FMR Area									
50% RENT LIMIT	645	740	833	987	1140	1204			
65% RENT LIMIT	845	969	1091	1296	1494	1580			
Pascagoula, MS HUD Metro FMR Area									
50% RENT LIMIT	676	775	873	1035	1194	1262			
65% RENT LIMIT	885	1015	1142	1357	1565	1655			
Stone County, MS HUD Metro FMR Area									
50% RENT LIMIT	589	675	759	900	1039	1097			
65% RENT LIMIT	771	885	996	1182	1362	1442			
Hattiesburg, MS MSA									
Covington County, MS HUD Metro FMR Area									
50% RENT LIMIT	543	623	701	829	957	1009			
65% RENT LIMIT	711	815	918	1089	1256	1328			
Hattiesburg, MS HUD Metro FMR Area									
50% RENT LIMIT	620	711	801	949	1095	1155			
65% RENT LIMIT	811	930	1047	1244	1434	1517			
Jackson, MS MSA									
Holmes County, MS HUD Metro FMR Area									
50% RENT LIMIT	543	623	701	829	957	1009			
65% RENT LIMIT	711	815	918	1089	1256	1328			
Jackson, MS HUD Metro FMR Area									
50% RENT LIMIT	711	815	918	1089	1256	1328			
65% RENT LIMIT	931	1066	1201	1427	1645	1742			
Simpson County, MS HUD Metro FMR Area									
50% RENT LIMIT	555	636	717	847	979	1032			
65% RENT LIMIT	728	834	938	1114	1284	1357			
Yazoo County, MS HUD Metro FMR Area									
50% RENT LIMIT	543	623	701	829	957	1009			
65% RENT LIMIT	711	815	918	1089	1256	1328			
Memphis, TN-MS-AR MSA									
Marshall County, MS HUD Metro FMR Area									
50% RENT LIMIT	554	635	716	846	977	1030			
65% RENT LIMIT	726	833	937	1112	1282	1355			
Memphis, TN-MS-AR HUD Metro FMR Area									
50% RENT LIMIT	726	833	937	1112	1282	1355			
65% RENT LIMIT	950	1089	1226	1457	1679	1778			
Tate County, MS HUD Metro FMR Area									
50% RENT LIMIT	616	708	797	944	1089	1149			
65% RENT LIMIT	808	925	1042	1237	1426	1509			
Tunica County, MS HUD Metro FMR Area									
50% RENT LIMIT	579	664	748	885	1022	1078			
65% RENT LIMIT	759	870	979	1162	1340	1417			