



Revised National Non-Metropolitan Limits

PROGRAM BULLETIN #22-0405

TO: Developers, Owners and Management Agents Representing Owner's Interest in Housing Tax Credit Developments

FROM: Robert D. Collier ^{RDC}
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DATE: May 04, 2022

SUBJECT: **2022 Income and Rent Limits Schedule for the State of Mississippi**

This program bulletin is to assist owners of tax credit properties in ensuring that all Housing Tax Credit (HTC) developments are in compliance with the regulatory requirements of Section 42, as amended, of the Internal Revenue Code, with respect to the verification of total household gross incomes and maximum rent restrictions.

Attached are the 2022 Multifamily Tax Subsidy Project (MTSP) and HERA Special Income and Rent Limit schedules for the State of Mississippi, by county that were issued April 18, 2022 by the Department of Housing and Urban Development (HUD).

Also, attached and established under The Housing and Economic Recovery Act (HERA) of 2008 and issued by HUD are the 2022 National Non-metropolitan Income and Rent Limits. Rural projects may use the greater of the MTSP or national non-metropolitan income limits. This revision is not applicable for HTC developments financed with tax exempt bonds, located in an ineligible area or in a county that is a part of a metropolitan statistical area.

Please circulate the schedules immediately to the appropriate development site manager(s) as the implementation deadline is June 2, 2022 45 days of HUD's release date.

For additional information or questions regarding the attached schedule, you may contact the Compliance Division at 601.718.4642.

SPECIAL NOTE: *Effective May 14, 2010, HUD eliminated its hold harmless provision whereby leaving tax credit and tax-exempt bond projects reliant on the HERA IRS 2008 hold-harmless rule in the Internal Revenue Code as well as IRS rent floor election under Rev. Proc. 94-57. The IRS hold-harmless rule is implemented on a project basis instead of a county basis which means projects that are across the street from each other within the same county, buildings within the same property, and/or properties/buildings/projects with different types of financing may have different rent and income limit calculations. For more guidance regarding implementation, refer to the attached Explanation of Income & Rent Limit Schedule Usage.*

Attachments

**Mississippi Home Corporation
National Non-Metropolitan Income Limits
Effective 4/18/2022**

		MAXIMUM INCOME BY NUMBER OF PERSONS IN HOUSEHOLD								MAXIMUM RENT BY BEDROOM SIZE					
National- Nonmetropolitan Median Income (NNGMI)		1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	0 Bdrm	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms
NNGMI	% AMI														
71,300	30%	14,970	17,100	19,260	21,390	23,100	24,810	26,520	28,230	374	400	481	556	620	684
	40%	19,960	22,800	25,680	28,520	30,800	33,080	35,360	37,640						
	50%	24,950	28,500	32,100	35,650	38,500	41,350	44,200	47,050	623	668	802	926	1,033	1,140
	60%	29,940	34,200	38,520	42,780	46,200	49,620	53,040	56,460	748	801	963	1,112	1,240	1,368