



MISSISSIPPI HOME CORPORATION
735 RIVERSIDE DRIVE
JACKSON, MISSISSIPPI 39202

PROGRAM BULLETIN #11-2706

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

FROM: Robert D. Collier *RDC*
Senior Vice President of Compliance Monitoring

DATE: June 27, 2011

SUBJECT: **2011 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 2011 Income and Rent Limit schedules for the State of Mississippi, by county, that were issued June 21, 2011, 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, MS MSA									
	VERY LOW INCOME	18900	21600	24300	27000	29200	31350	33500	35650
	65% LIMITS	24600	28100	31600	35100	37950	40750	43550	46350
	LOW INCOME	30250	34600	38900	43200	46700	50150	53600	57050
	M_F TRANSITION INCOM	42350	48440	54460	60480	65380	70210	75040	79870
	115% LIMITS	43500	49700	55900	62100	67100	72050	77050	82000
Hattiesburg, MS MSA									
	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
Jackson, MS MSA									
Jackson, MS HUD 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
	115% LIMITS	46700	53400	60050	66700	72050	77400	82750	88050
Simpson County, MS HUD Metro FMR Area									
	VERY LOW INCOME	15600	17800	20050	22250	24050	25850	27600	29400
	65% LIMITS	20250	23150	26050	28900	31250	33550	35850	38150
	LOW INCOME	24900	28450	32000	35550	38400	41250	44100	46950
	M_F TRANSITION INCOM	34860	39830	44800	49770	53760	57750	61740	65730
	115% LIMITS	35800	40900	46000	51100	55200	59300	63400	67500
Memphis, TN-MS-AR MSA									
Marshall County, MS HUD Metro FMR Area									
	VERY LOW INCOME	15900	18200	20450	22700	24550	26350	28150	30000
	65% LIMITS	20650	23600	26550	29500	31900	34250	36600	38950
	LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
	M_F TRANSITION INCOM	35630	40670	45780	50820	54950	59010	63070	67130
	115% LIMITS	36550	41800	47000	52200	56400	60600	64750	68950
Memphis, TN-MS-AR HUD Metro FMR Area									
	VERY LOW INCOME	20450	23350	26250	29150	31500	33850	36150	38500
	65% LIMITS	26550	30350	34150	37900	40950	44000	47000	50050
	LOW INCOME	32700	37350	42000	46650	50400	54150	57850	61600
	M_F TRANSITION INCOM	45780	52290	58800	65310	70560	75810	80990	86240
	115% LIMITS	46950	53650	60350	67050	72450	77800	83150	88550
Tate County, MS HUD Metro FMR Area									
	VERY LOW INCOME	17450	19950	22450	24900	26900	28900	30900	32900
	65% LIMITS	22650	25900	29150	32350	34950	37550	40150	42750
	LOW INCOME	27900	31900	35900	39850	43050	46250	49450	52650
	M_F TRANSITION INCOM	39060	44660	50260	55790	60270	64750	69230	73710
	115% LIMITS	40150	45850	51600	57300	61900	66500	71100	75650

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----- 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
Tunica County, MS HUD Metro FMR Area								
VERY LOW INCOME	15900	18200	20450	22700	24550	26350	28150	30000
65% LIMITS	20650	23600	26550	29500	31900	34250	36600	38950
LOW INCOME	25450	29050	32700	36300	39250	42150	45050	47950
M_F TRANSITION INCOM	35630	40670	45780	50820	54950	59010	63070	67130
115% LIMITS	36550	41800	47000	52200	56400	60600	64750	68950
Pascagoula, MS MSA								
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
65% LIMITS	26250	30000	33750	37500	40500	43500	46500	49500
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
M_F TRANSITION INCOM	45290	51730	58170	64610	69790	74970	80150	85330
115% LIMITS	46450	53100	59750	66350	71700	77000	82300	87600
Adams County, MS								
VERY LOW INCOME	14600	16650	18750	20800	22500	24150	25800	27500
65% LIMITS	18950	21650	24350	27050	29250	31400	33550	35750
LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
M_F TRANSITION INCOM	32690	37310	42000	46620	50400	54110	57820	61600
115% LIMITS	33500	38300	43100	47850	51700	55550	59350	63200
Alcorn County, MS								
VERY LOW INCOME	16250	18600	20900	23200	25100	26950	28800	30650
65% LIMITS	21150	24150	27150	30150	32600	35000	37400	39800
LOW INCOME	26000	29700	33400	37100	40100	43050	46050	49000
M_F TRANSITION INCOM	36400	41580	46760	51940	56140	60270	64470	68600
115% LIMITS	37350	42700	48050	53350	57650	61900	66200	70450
Amite County, MS								
VERY LOW INCOME	14600	16650	18750	20800	22500	24150	25800	27500
65% LIMITS	18950	21650	24350	27050	29250	31400	33550	35750
LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
M_F TRANSITION INCOM	32690	37310	42000	46620	50400	54110	57820	61600
115% LIMITS	33500	38300	43100	47850	51700	55550	59350	63200
Attala County, MS								
VERY LOW INCOME	14600	16650	18750	20800	22500	24150	25800	27500
65% LIMITS	18950	21650	24350	27050	29250	31400	33550	35750
LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
M_F TRANSITION INCOM	32690	37310	42000	46620	50400	54110	57820	61600
115% LIMITS	33500	38300	43100	47850	51700	55550	59350	63200
Benton County, MS								
VERY LOW INCOME	14600	16650	18750	20800	22500	24150	25800	27500
65% LIMITS	18950	21650	24350	27050	29250	31400	33550	35750
LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
M_F TRANSITION INCOM	32690	37310	42000	46620	50400	54110	57820	61600
115% LIMITS	33500	38300	43100	47850	51700	55550	59350	63200

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		----- FDIC AFFORDABLE RENTS -----					
P R O G R A M		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM
Adams County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Alcorn County, MS	50% RENT LIMIT	389	446	503	591	684	719
	65% RENT LIMIT	511	586	661	780	901	949
Amite County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Attala County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Benton County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Bolivar County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Calhoun County, MS	50% RENT LIMIT	361	415	468	549	636	668
	65% RENT LIMIT	476	546	616	726	839	884
Carroll County, MS	50% RENT LIMIT	375	431	486	571	661	694
	65% RENT LIMIT	494	566	638	752	870	917
Chickasaw County, MS	50% RENT LIMIT	370	425	479	562	651	684
	65% RENT LIMIT	488	560	631	744	859	905
Choctaw County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Claiborne County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Clarke County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Clay County, MS	50% RENT LIMIT	373	429	483	566	656	689
	65% RENT LIMIT	490	563	633	747	864	910
Coahoma County, MS	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859

		----- FDIC AFFORDABLE RENTS -----						
P R O G R A M		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM	
Covington County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Franklin County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Greene County, MS		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Grenada County, MS		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Gulfport-Biloxi, MS MSA		50% RENT LIMIT	453	520	586	691	799	840
		65% RENT LIMIT	595	683	768	910	1050	1108
Hattiesburg, MS MSA		50% RENT LIMIT	414	475	536	630	729	767
		65% RENT LIMIT	544	625	703	831	960	1013
Holmes County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Humphreys County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Issaquena County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Itawamba County, MS		50% RENT LIMIT	400	460	518	610	706	742
		65% RENT LIMIT	526	605	681	804	929	979
Jackson, MS MSA								
Jackson, MS HUD Metro FMR Area		50% RENT LIMIT	488	560	631	745	861	907
		65% RENT LIMIT	640	735	827	980	1130	1194
Simpson County, MS HUD Metro FMR Area		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Jasper County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Jefferson County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859

		----- FDIC AFFORDABLE RENTS -----						
P R O G R A M		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM	
Jefferson Davis County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Jones County, MS		50% RENT LIMIT	356	410	462	541	626	658
		65% RENT LIMIT	469	539	607	715	826	870
Kemper County, MS		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Lafayette County, MS		50% RENT LIMIT	498	571	643	760	877	925
		65% RENT LIMIT	653	749	843	999	1152	1217
Lauderdale County, MS		50% RENT LIMIT	391	450	507	596	690	724
		65% RENT LIMIT	515	591	666	786	909	958
Lawrence County, MS		50% RENT LIMIT	401	461	519	610	706	743
		65% RENT LIMIT	528	605	682	805	930	980
Leake County, MS		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Lee County, MS		50% RENT LIMIT	449	516	581	685	792	834
		65% RENT LIMIT	590	678	762	902	1041	1099
Leflore County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Lincoln County, MS		50% RENT LIMIT	370	425	479	562	651	684
		65% RENT LIMIT	486	559	629	742	857	903
Lowndes County, MS		50% RENT LIMIT	423	485	547	644	745	783
		65% RENT LIMIT	555	638	718	849	980	1034
Marion County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Memphis, TN-MS-AR MSA								
Marshall County, MS HUD Metro FMR Area		50% RENT LIMIT	386	445	501	589	681	715
		65% RENT LIMIT	509	584	657	776	896	944
Memphis, TN-MS-AR HUD Metro FMR Area		50% RENT LIMIT	491	564	634	749	865	912
		65% RENT LIMIT	644	739	832	985	1136	1200

		----- FDIC AFFORDABLE RENTS -----					
P R O G R A M		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM
Tate County, MS HUD Metro FMR Area							
	50% RENT LIMIT	439	505	568	669	774	814
	65% RENT LIMIT	576	661	744	881	1017	1073
Tunica County, MS HUD Metro FMR Area							
	50% RENT LIMIT	386	445	501	589	681	715
	65% RENT LIMIT	509	584	657	776	896	944
Monroe County, MS							
	50% RENT LIMIT	366	421	474	556	645	677
	65% RENT LIMIT	481	553	623	735	850	894
Montgomery County, MS							
	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Neshoba County, MS							
	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Newton County, MS							
	50% RENT LIMIT	374	430	484	567	657	690
	65% RENT LIMIT	491	565	636	750	867	913
Noxubee County, MS							
	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Oktibbeha County, MS							
	50% RENT LIMIT	409	470	529	622	720	757
	65% RENT LIMIT	538	616	694	820	947	999
Panola County, MS							
	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Pascagoula, MS MSA							
	50% RENT LIMIT	485	558	628	741	856	902
	65% RENT LIMIT	636	730	822	974	1124	1187
Pearl River County, MS							
	50% RENT LIMIT	398	456	514	605	700	735
	65% RENT LIMIT	523	600	676	797	921	972
Pike County, MS							
	50% RENT LIMIT	351	405	456	534	619	649
	65% RENT LIMIT	463	531	598	706	816	859
Pontotoc County, MS							
	50% RENT LIMIT	418	480	541	635	735	773
	65% RENT LIMIT	549	630	709	837	967	1020
Prentiss County, MS							
	50% RENT LIMIT	369	425	478	561	650	683
	65% RENT LIMIT	485	558	628	741	856	902

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		----- FDIC AFFORDABLE RENTS -----						
P R O G R A M		EFFICIENCY 1	BEDROOM 2	BEDROOM 3	BEDROOM 4	BEDROOM 5	BEDROOM	
Quitman County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Scott County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Sharkey County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Smith County, MS		50% RENT LIMIT	388	445	502	590	682	717
		65% RENT LIMIT	510	585	659	779	900	948
Sunflower County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Tallahatchie County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Tippah County, MS		50% RENT LIMIT	363	418	471	551	639	670
		65% RENT LIMIT	478	549	618	729	842	887
Tishomingo County, MS		50% RENT LIMIT	360	415	467	547	635	665
		65% RENT LIMIT	474	545	613	724	836	880
Union County, MS		50% RENT LIMIT	410	471	531	625	722	760
		65% RENT LIMIT	539	619	697	824	951	1003
Walthall County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Warren County, MS		50% RENT LIMIT	456	524	589	695	804	845
		65% RENT LIMIT	599	686	773	915	1056	1114
Washington County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Wayne County, MS		50% RENT LIMIT	351	405	456	534	619	649
		65% RENT LIMIT	463	531	598	706	816	859
Webster County, MS		50% RENT LIMIT	368	423	476	559	647	679
		65% RENT LIMIT	484	555	626	737	852	898

----- FDIC AFFORDABLE RENTS -----

P R O G R A M

EFFICIENCY 1 BEDROOM 2 BEDROOM 3 BEDROOM 4 BEDROOM 5 BEDROOM

Wilkinson County, MS

50% RENT LIMIT	351	405	456	534	619	649
65% RENT LIMIT	463	531	598	706	816	859

Winston County, MS

50% RENT LIMIT	360	414	466	546	632	664
65% RENT LIMIT	474	544	612	722	835	879

Yalobusha County, MS

50% RENT LIMIT	351	405	456	534	619	649
65% RENT LIMIT	463	531	598	706	816	859

Yazoo County, MS

50% RENT LIMIT	351	405	456	534	619	649
65% RENT LIMIT	463	531	598	706	816	859