

## Mississippi Regional Housing Authority IV Area of Operation

Effective: April 1, 2021

Expires: Effective until superseded

### 2021 INCOME LIMITS

NUMBER OF PERSONS IN FAMILY:

Extremely Low means very low-income families as defined in the Consolidated Appropriations Act, 2014 amended Sec. 238(a)(3b)\*

Very Low-Income represents 50% of median family income (MFI)

Low-Income represents 80% of median family income

COUNTY	Income Category	Income Limits							
		Number of Persons in Family							
		1	2	3	4	5	6	7	8
CARROLL MFI: 60,900	Extremely Low	12,880	17,420	21,960	26,500	30,950	33,250	35,550	37,850
	Very Low-Income	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
	Low-Income	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
CHOCTAW MFI: 62,600	Extremely Low	12,880	17,420	21,960	26,500	29,900	32,100	34,300	36,500
	Very Low-Income	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500
	Low-Income	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450
CLAY MFI: 44,800	Extremely Low	12,880	17,420	21,960	26,500	28,700	30,800	32,950	35,050
	Very Low-Income	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050
	Low-Income	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
GRENADA MFI: 46,700	Extremely Low	12,880	17,420	21,960	26,500	28,700	30,800	32,950	35,050
	Very Low-Income	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050
	Low-Income	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
LOWNDES MFI: 68,300	Extremely Low	12,880	17,420	21,960	26,500	31,040	35,500	37,950	40,400
	Very Low-Income	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400
	Low-Income	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,650
MONTGOMERY MFI: 44,700	Extremely Low	12,880	17,420	21,960	26,500	28,700	30,800	32,950	35,050
	Very Low-Income	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050
	Low-Income	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
OKTIBBEHA MFI: 61,800	Extremely Low	13,650	17,420	21,960	26,500	31,040	35,580	40,120	42,800
	Very Low-Income	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800
	Low-Income	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450
WEBSTER MFI: 62,600	Extremely Low	12,880	17,420	21,960	26,500	29,900	32,100	34,300	36,500
	Very Low-Income	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500
	Low-Income	31,000	35,400	39,850	44,250	47,800	51,350	54,900	58,450
WINSTON MFI: 46,100	Extremely Low	12,880	17,420	21,960	26,500	28,700	30,800	32,950	35,050
	Very Low-Income	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050
	Low-Income	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100

Note: Income limits for families with more than eight persons are not included because of space limitations. For each person in excess of eight, 8 percent of the four person base should be added to the eight person income limit (rounded to the nearest \$50).

AUTHORITY: HUD Notice PDR-2021-02 April 1, 2021.

These 2021 Income Limits supersede the 2020 Income Limits that were effective April 24, 2020.

\*Extremely low-income means very low-income families whose incomes do not exceed the higher of:

(i) The poverty guidelines updated periodically by HHS under the authority of section 673(2) of the Community Services Block Grant Act applicable to a family of the size involved or;

(ii) 30 percent of the median family income for the area, as determined by the HHS Secretary with adjustments for smaller and larger families

(except the HHS Secretary may establish income ceilings higher or lower than 30% of the median for the area on the basis of the Secretary's finding that such variations are necessary because of unusually high or low family incomes).

BRIAN D. POWER  
Executive Director

