

Mississippi Regional Housing Authority IV Area of Operation

Effective: April 1, 2024

Expires: Effective until superseded

2024 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: 70,400	Extremely Low	15,600	20,440	25,820	31,200	36,580	40,850	43,650	46,500
	Very Low-Income	24,650	28,200	31,700	35,200	38,050	40,850	43,650	46,500
	Low-Income	39,450	40,050	50,700	56,300	60,850	63,350	69,850	74,350
CHOCTAW MFI: 64,200	Extremely Low	15,060	20,440	25,820	31,200	34,700	37,250	39,850	42,400
	Very Low-Income	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400
	Low-Income	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800
CLAY MFI: 63,600	Extremely Low	15,060	20,440	25,820	31,200	34,700	37,250	39,850	42,400
	Very Low-Income	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400
	Low-Income	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800
GRENADA MFI: 66,800	Extremely Low	15,060	20,440	25,820	31,200	36,100	38,750	41,450	44,100
	Very Low-Income	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100
	Low-Income	37,450	42,800	48,150	53,450	57,750	62,050	66,300	70,600
LOWNDES MFI: 79,600	Extremely Low	16,750	20,440	25,820	31,200	36,850	41,960	47,340	52,550
	Very Low-Income	27,850	31,850	35,850	39,800	43,000	46,200	49,350	52,550
	Low-Income	44,600	50,950	57,300	63,650	68,750	73,850	78,950	84,050
MONTGOMERY MFI: 47,200	Extremely Low	15,060	20,440	25,820	31,200	34,700	37,250	39,850	42,400
	Very Low-Income	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400
	Low-Income	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800
OKTIBBEHA MFI: 80,800	Extremely Low	17,000	20,440	25,820	31,200	36,580	41,960	47,340	52,720
	Very Low-Income	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350
	Low-Income	45,300	51,570	58,200	64,650	69,850	75,000	80,200	85,350
WEBSTER MFI: 75,800	Extremely Low	15,100	20,440	25,820	31,200	36,850	41,700	44,600	47,500
	Very Low-Income	25,150	28,800	32,350	35,950	38,850	41,700	44,600	47,500
	Low-Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
WINSTON MFI: 67,600	Extremely Low	15,060	20,440	25,820	31,200	34,700	37,250	39,850	42,400
	Very Low-Income	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400
	Low-Income	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800

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 FDR-2024-02 April 1, 2024

These 2024 Income Limits supersede the 2023 Income Limits that were effective April 15, 2023.

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

(i) The poverty guidelines updated periodically by HUD under the authority of section 872(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 20% of the median family income on the basis of the Secretary's finding that such variations are necessary because of unusual local or family income).

BRIAN D. POWER
Executive Director

