Mississippi Regional Housing Authority IV Area of Operation

Effective: April 1, 2025

Expires: Effective until superseded

2025 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

		Income Limits							
		Number of Persons in Family							
COUNTY	Income Category	1	2	3	4	5	6	7	8
	Extremely Low	16,150	21,150	26,650	**32,150**	37,650	43,150	47,650*	50,700*
CARROLL	Very Low-Income	26,900	30,750	34,600	**38,400**	41,500	44,550	47,650	50,700
MFI: 79,200	Low-Income	43,050	49,200	55,350	**61,450**	66,400	71,300	76,200	81,150
	Extremely Low	15,650	21,150	26,650	**32,150**	37,350*	40,100*	42,850*	45,650*
CHOCTAW	Very Low-Income	24,200	27,650	31,100	**34,550**	37,350	40,100	42,850	45,650
MFI:63,900	Low-Income	38,750	44,250	49,800	**55,300**	59,750	64,150	68,600	73,000
	Extremely Low	15,650	21,150	26,650	**32,150**	37,350*	40,100*	42,850*	45,650*
CLAY	Very Low-Income	24,200	27,650	31,100	**34,550**	37,350	40,100	42,850	45,650
MFI: 58,600	Low-Income	38,750	44,250	49,800	**55,300**	59,750	64,150	68,600	73,000
	Extremely Low	15,650	21,150	26,650	**32,150**	37,350*	40,100*	42,850*	45,650*
GRENADA	Very Low-Income	24,200	27,650	31,100	**34,550**	37,350	40,100	42,850	45,650
MFI: 66,600	Low-Income	38,750	44,250	49,800	**55,300**	59,750	64,150	68,600	73,000
	Extremely Low	16,750	21,150	26,650	**32,150**	37,650	43,150	48,650	52,650*
LOWNDES	Very Low-Income	27,900	31,900	35,900	**39,850**	43,050	46,250	49,450	52,650
MFI: 79,700	Low-Income	44,650	51,000	57,400	**63,750**	68,850	73,950	79,050	84,150
	Extremely Low	15,650	21,150	26,650	**32,150**	37,350*	40,100*	42,850*	45,650*
MONTGOMERY	Very Low-Income	24,200	27,650	31,100	**34,550**	37,350	40,100	42,850	45,650
MFI: 56.500	Low-Income	38,750	44,250	49,800	**55,300**	59,750	64,150	68,600	73,000
	Extremely Low	17,200	21,150	26,650	**32,150**	37,650	43,150	48,650	54,000*
OKTIBBEHA	Very Low-Income	28,650	32,750	36,850	**40,900**	44,200	47,450	50,750	54,000
MFI: 81,800	Low-Income	45,850	52,400	58,950	**65,450**	70,700	75,950	81,200	86,400
	Extremely Low	16,500	21,150	26,650	**32,150**	37,650	43,150	48,650	51,850*
WEBSTER	Very Low-Income	27,450	31,400	35,300	**39,250**	42,400	45,500	48,700	51,850
MFI: 79,200	Low-Income	44,000	50,250	56,550	**62,800**	67,850	72,850	77,900	82,900
	Extremely Low	15,650	21,150	26,650	**32,150**	37,350*	40,100*	42,850*	45,650*
WINSTON	Very Low-Income	24,200	27,650	31,100	**34,550**	37,350	40,100	42,850	45,650
MFI: 62,400	Low-Income	38,750	44,250	49,800	**55,300**	59,750	64,150	68,600	73,000

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50th (60 percent) of the Section 8 very low-income or the poverty guideline as established by the Department of Health and Human Services(HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

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-2024-02 April 1, 2025.*

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 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).

Robert Herd

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Executive Director

MISSISSIPPI REGIONAL HOUSING AUTHORITY NO. IV
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