



MEMORANDUM

Date: April 3, 2018

To: Owners and Management Agents of AHFA Housing Credit Projects

From: Multifamily Compliance Department

Re: Alabama non-metropolitan areas income limits

Effective July 31, 2008 nine percent Low Income Housing Credit properties in the non-metropolitan areas of Alabama could use the income and rent limits based on the US Non-metropolitan median income. You can check to see if your property is in a non-metropolitan area by going to the USDA web-site at: <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=mfhc>:

Keep in mind the USDA may change some of the areas which are considered non-metropolitan June 4, 2018.

Owners of Low Income Housing Credit properties which received **HOME** funds or **Multifamily Bond** financing through AHFA **can not** use these limits.

Owners must be aware of any other type of financing received (HOME, AHP, HUD, or RD) in addition to the Low-Income Housing Credit which may limit or prohibit them from using the below listed limits.

The following income limits are based on the US Non-metropolitan median income of \$58,400:

Income Level	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
50%	\$20,450	\$23,350	\$26,300	\$29,200	\$31,550	\$33,850	\$36,200	\$38,550
60%	\$24,540	\$28,020	\$31,560	\$35,040	\$37,860	\$40,620	\$43,440	\$46,260

The following gross rent limits are based on the 60% income limits listed above:

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60%	\$657	\$789	\$911	\$1,015