

**2014 SMALL RENTAL ASSISTANT PROGRAM  
FAIR MARKET RENTAL RATES AND INCOME LIMITS**

These rates and income limits are in effect beginning July 1, 2014 and they will remain in effect until MDA releases new rates. Landlords must use these income limits and may not charge rents in excess of the listed rates for all leases which are entered into beginning on July 1, 2014.

These rates are the maximum rents that can be charged for this HUD assisted program. Landlords may charge lower rates. It is the responsibility of the landlords to market the property so that they can attract renters to their property even if it means reducing the rental rate. If a landlord is not able to find a renter at their preferred rate and the landlord fails to lower their rates in an effort to attract renters, they may be disqualified from the program and face loan default.

The table below shows 2014 Small Rental Assistance Program rental rates for tenants with incomes at or below 80% and 120% of the AMI. Please be aware that these rental rates may be subject to a downward or upward revision on a yearly basis depending on various factors.

<b>Harrison and Hancock County Rental Rates Including Utilities</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
80% Rental Rate	\$ 669	\$ 689	\$ 828	\$ 1,065	\$ 1,135
120% Rental Rate	\$ 1,004	\$ 1,034	\$ 1,242	\$ 1,598	\$ 1,703

<b>Jackson County Rental Rates Including Utilities</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
80% Rental Rate	\$ 648	\$ 652	\$ 818	\$ 1,123	\$ 1,132
120% Rental Rate	\$ 972	\$ 978	\$ 1,227	\$ 1,685	\$ 1,698

<b>Pearl River County Rental Rates Including Utilities</b>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
80% Rental Rate	\$ 461	\$ 500	\$ 677	\$ 991	\$ 994
120% Rental Rate	\$ 692	\$ 750	\$ 1,016	\$ 1,487	\$ 1,491

<b>Utility Allowance</b>					
<i>(If the landlord does not include utilities in the rent, the landlord must subtract the amounts stated below from the rental rates.)</i>					
	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
	\$ 50	\$ 75	\$ 85	\$ 100	\$ 115

Eligible household income are based upon data obtained from HUD. The standard income levels are determined by household size - specifically, the number of persons that will occupy the rental unit. The table below shows the 2014 Small Rental Assistance Program income limits. MDA will revise the affordability standards table each year based on updated data from HUD.

<b>Harrison and Hancock County Income Limits</b>								
	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>	<b>Five Person</b>	<b>Six Person</b>	<b>Seven Person</b>	<b>Eight Person</b>
80% AMI	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950
120% AMI	\$ 43,700	\$ 49,950	\$ 56,200	\$ 62,400	\$ 67,400	\$ 72,400	\$ 77,400	\$ 82,400

<b>Jackson County Income Limits</b>								
	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>	<b>Five Person</b>	<b>Six Person</b>	<b>Seven Person</b>	<b>Eight Person</b>
80% AMI	\$ 31,400	\$ 35,850	\$ 40,350	\$ 44,800	\$ 48,400	\$ 52,000	\$ 55,600	\$ 59,150
120% AMI	\$ 47,050	\$ 53,800	\$ 60,500	\$ 67,200	\$ 72,600	\$ 78,000	\$ 83,350	\$ 88,750

<b>Pearl River County Income Limits</b>								
	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>	<b>Five Person</b>	<b>Six Person</b>	<b>Seven Person</b>	<b>Eight Person</b>
80% AMI	\$ 28,500	\$ 32,550	\$ 36,600	\$ 40,650	\$ 43,950	\$ 47,200	\$ 50,450	\$ 53,700
120% AMI	\$ 42,700	\$ 48,800	\$ 54,900	\$ 60,950	\$ 65,850	\$ 70,750	\$ 75,600	\$ 80,500

**2014 NEIGHBORHOOD RENTAL RESTORATION PROJECT**  
**FAIR MARKET RENTAL RATES AND INCOME LIMITS**

These rates and income limits are in effect beginning July 1, 2014 and they will remain in effect until MDA releases new rates. Landlords must use these income limits and may not charge rents in excess of the listed rates for all leases which are entered into beginning on July 1, 2014.

These rates are the maximum rents that can be charged for this HUD assisted program. Landlords may charge lower rates. It is the responsibility of the landlords to market the property so that they can attract renters to their property even if it means reducing the rental rate. If a landlord is not able to find a renter at their preferred rate and the landlord fails to lower their rates in an effort to attract renters, they may be disqualified from the program and face loan default.

The table below shows 2014 Neighborhood Rental Restoration Project rental rates for tenants with incomes at or below 50% of the AMI. Please be aware that these rental rates may be subject to a downward or upward revision on a yearly basis depending on various factors.

<b>Rental Rate Limits by County (50% AMI)</b>				
		<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three or More Bedrooms</b>
Harrison/Hancock 50% AMI	\$	345	\$ 414	\$ 533
Jackson 50% AMI	\$	326	\$ 409	\$ 562

<b>Utility Allowances by Unit Size</b>			
<i>The rental rates listed above assume that landlords will pay utilities on behalf of their tenants. Utilities include electricity, water/sewer, garbage pickup, and natural gas (if applicable). If tenants are required to pay any of their own utilities, the landlord must subtract the following utility allowances from the rent charged.</i>			
	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>
	\$ 75	\$ 85	\$ 100

Eligible household income are based upon data obtained from HUD. The standard income levels are determined by household size - specifically, the number of persons that will occupy the rental unit. The table below shows the 2014 Neighborhood Rental Restoration Project income limits. MDA will revise the affordability standards table each year based on updated data from HUD.

<b>Income Limits by County (50% AMI)</b>								
	<b>One Person</b>	<b>Two Person</b>	<b>Three Person</b>	<b>Four Person</b>	<b>Five Person</b>	<b>Six Person</b>	<b>Seven Person</b>	<b>Eight Person</b>
Harrison/Hancock	\$ 18,200	\$ 20,800	\$ 23,400	\$ 26,000	\$ 28,100	\$ 30,200	\$ 32,250	\$ 34,350
Jackson	\$ 19,600	\$ 22,400	\$ 25,200	\$ 28,000	\$ 30,250	\$ 32,500	\$ 34,750	\$ 37,000