

**2016 SMALL RENTAL ASSISTANT PROGRAM
FAIR MARKET RENTAL RATES AND INCOME LIMITS**

These rates and income limits are in effect beginning July 1, 2016 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, 2016.

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 2016 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.

Harrison and Hancock County Rental Rates Including Utilities					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$ 659	\$ 681	\$ 801	\$ 1,085	\$ 1,275
120% Rental Rate	\$ 989	\$ 1,022	\$ 1,202	\$ 1,628	\$ 1,913

Jackson County Rental Rates Including Utilities					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$ 632	\$ 652	\$ 768	\$ 1,087	\$ 1,308
120% Rental Rate	\$ 948	\$ 978	\$ 1,152	\$ 1,631	\$ 1,962

Pearl River County Rental Rates Including Utilities					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$ 471	\$ 559	\$ 673	\$ 981	\$ 1,105
120% Rental Rate	\$ 707	\$ 839	\$ 1,010	\$ 1,472	\$ 1,658

Utility Allowance					
<i>(If the landlord does not include utilities in the rent, the landlord must subtract the amounts stated below from the rental rates.)</i>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
	\$ 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 2016 Small Rental Assistance Program income limits. MDA will revise the affordability standards table each year based on updated data from HUD.

Harrison and Hancock County Income Limits								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$ 28,650	\$ 32,750	\$ 36,850	\$ 40,900	\$ 44,200	\$ 47,450	\$ 50,750	\$ 54,000
120% AMI	\$ 42,950	\$ 49,050	\$ 55,200	\$ 61,300	\$ 66,250	\$ 71,150	\$ 76,050	\$ 80,950

Jackson County Income Limits								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$ 33,050	\$ 37,800	\$ 42,500	\$ 47,200	\$ 51,000	\$ 54,800	\$ 58,550	\$ 62,350
120% AMI	\$ 49,600	\$ 56,650	\$ 63,750	\$ 70,800	\$ 76,500	\$ 82,150	\$ 87,800	\$ 93,500

Pearl River County Income Limits								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$ 28,950	\$ 33,100	\$ 37,250	\$ 41,350	\$ 44,700	\$ 48,000	\$ 51,300	\$ 54,600
120% AMI	\$ 43,450	\$ 49,650	\$ 55,850	\$ 62,050	\$ 67,050	\$ 72,000	\$ 76,950	\$ 81,950

2016 NEIGHBORHOOD RENTAL RESTORATION PROJECT
FAIR MARKET RENTAL RATES AND INCOME LIMITS

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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 2016 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.

Rental Rate Limits by County (50% AMI)				
		One-Bedroom	Two-Bedroom	Three or More Bedrooms
Harrison/Hancock 50% AMI	\$	341	\$ 401	\$ 543
Jackson 50% AMI	\$	326	\$ 384	\$ 544

Utility Allowances by Unit Size			
<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>			
	One-Bedroom	Two-Bedroom	Three-Bedroom
	\$ 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 2016 Neighborhood Rental Restoration Project income limits. MDA will revise the affordability standards table each year based on updated data from HUD.

Income Limits by County (50% AMI)								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
Harrison/Hancock	\$ 17,900	\$ 20,450	\$ 23,000	\$ 25,550	\$ 27,600	\$ 29,650	\$ 31,700	\$ 33,750
Jackson	\$ 20,650	\$ 23,600	\$ 26,550	\$ 29,500	\$ 31,900	\$ 34,250	\$ 36,600	\$ 38,950