

2021 SMALL RENTAL ASSISTANCE PROGRAM
FAIR MARKET RENTAL RATES AND INCOME LIMITS

These 2021 rates are in effect and will remain in effect until MDA releases new rates. Landlords must use these rate limits and may not charge rents in excess of the listed rates for all new leases.

These rates are the maximum rents that can be charged for this HUD assisted program. Landlords may charge lower rates.

The table below shows 2021 Small Rental Assistance Program rental rates for tenants with incomes at or below 80% and between 81% 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	\$ 644	\$ 701	\$ 810	\$ 1,130	\$ 1,285
120% Rental Rate	\$ 966	\$ 1,052	\$ 1,215	\$ 1,695	\$ 1,928

Jackson County Rental Rates Including Utilities					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$ 591	\$ 700	\$ 804	\$ 1,133	\$ 1,392
120% Rental Rate	\$ 887	\$ 1,050	\$ 1,206	\$ 1,700	\$ 2,088

Utility Allowance					
<i>(If the landlord does not include utilities in the rent, the landlord must subtract</i>					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
	\$ 50	\$ 75	\$ 85	\$ 100	\$ 115

Eligible household income is 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 2020 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	\$ 33,950	\$ 38,800	\$ 43,650	\$ 48,500	\$ 52,400	\$ 56,300	\$ 60,150	\$ 64,050
120% AMI	\$ 50,900	\$ 58,200	\$ 65,450	\$ 72,700	\$ 78,550	\$ 84,350	\$ 90,150	\$ 96,000

Jackson County Income Limits								
	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$ 36,800	\$ 42,050	\$ 47,300	\$ 52,550	\$ 56,800	\$ 61,000	\$ 65,200	\$ 69,400
120% AMI	\$ 55,200	\$ 63,100	\$ 71,000	\$ 78,850	\$ 85,200	\$ 91,500	\$ 97,800	\$ 104,100

**2021 NEIGHBORHOOD RENTAL RESTORATION PROJECT
FAIR MARKET RENTAL RATES AND INCOME LIMITS**

These 2021 rates are in effect and will remain in effect until MDA releases new rates. Landlords must use these rate limits and may not charge rents in excess of the listed rates for all new leases.

These rates are the maximum rents that can be charged for this HUD assisted program. Landlords may charge lower rates.

Rental Rate Limits by County (50% AMI)				
	One-Bedroom	Two-Bedroom	Three or More Bedrooms	
Harrison/Hancock 50% AMI	\$ 351	\$ 405	\$ 565	
Jackson 50% AMI	\$ 350	\$ 402	\$ 567	

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 incomes 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 2021 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	\$ 21,250	\$ 24,250	\$ 27,300	\$ 30,300	\$ 32,750	\$ 35,150	\$ 37,600	\$ 40,000
Jackson	\$ 23,000	\$ 26,300	\$ 29,600	\$ 32,850	\$ 35,500	\$ 38,150	\$ 40,750	\$ 43,400