



MEMORANDUM

Date: April 24, 2019
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>:

Owners of Low-Income Housing Credit properties which received **HOME** funds or **Multifamily Bond** financing through AHFA **cannot** 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 \$60,600:

Income Level	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
50%	\$21,200	\$24,250	\$27,250	\$30,300	\$32,700	\$35,150	\$37,550	\$40,000
60%	\$25,440	\$29,100	\$32,700	\$36,360	\$39,240	\$42,180	\$45,060	\$48,000

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

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60%	\$681	\$817	\$945	\$1,054