



MEMORANDUM

Date: March 31, 2016
To: Owners and Management Agents of AHFA Housing Credit Projects
From: Multifamily Compliance Department
Re: Alabama non-metropolitan counties income limits

Effective July 31, 2008 nine percent Low Income Housing Credit properties in the non-metropolitan counties listed below may use income and rent limits based on the US Non-metropolitan median income. The non-metropolitan counties are:

Barbour, Bullock, Butler, Chambers, Cherokee, Choctaw, Clarke, Clay, Cleburne, Conecuh, Coosa, Covington, Crenshaw, Cullman, Dallas, DeKalb, Escambia, Fayette, Franklin, Geneva, Greene, Jackson, Lamar, Macon, Marengo, Marion, Monroe, Perry, Pickens, Pike, Randolph, Sumter, Tallapoosa, Walker, Wilcox, and Winston

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 \$53,300:

Table with 9 columns: Income Level, 1-Person, 2-Person, 3-Person, 4-Person, 5-Person, 6-Person, 7-Person, 8-Person. Rows for 50% and 60% income levels.

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

Table with 5 columns: 60%, 1 Bedroom, 2 Bedroom, 3 Bedroom, 4 Bedroom. Row for gross rent limits.

The following counties contain metropolitan areas as well as non-metropolitan areas:

Calhoun, Etowah, Houston, Marshall, Mobile, Russell, Talladega

The above listed income and rent limits may be used in these ten counties except for Low Income Housing Credit properties located in Anniston, Attalla, Chickasaw, Dothan, Gadsden, Glencoe, Mobile, Oxford, Phenix City, Prichard, Saks, Saraland, Tillmans Corner.

Rural Development has a link on their web-site which can enable owners with properties in the above listed counties to determine if their property is in a non-metropolitan area. This link is listed below: http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12