



MEMORANDUM

Date: April 1, 2025

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 website 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 \$82,300:

Income Level	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
50%	\$28,850	\$32,950	\$37,050	\$41,150	\$44,450	\$47,750	\$51,050	\$54,350
60%	\$34,620	\$39,540	\$44,460	\$49,380	\$53,340	\$57,300	\$61,260	\$65,220

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

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60%	\$927	\$1111	\$1,284	\$1,432