



MEMORANDUM

Date: April 16, 2020

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 \$62,300:

Income Level	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
<b>50%</b>	<b>\$21,800</b>	<b>\$24,900</b>	<b>\$28,050</b>	<b>\$31,150</b>	<b>\$33,650</b>	<b>\$36,150</b>	<b>\$38,650</b>	<b>\$41,100</b>
<b>60%</b>	<b>\$26,160</b>	<b>\$29,880</b>	<b>\$33,660</b>	<b>\$37,380</b>	<b>\$40,380</b>	<b>\$43,380</b>	<b>\$46,380</b>	<b>\$49,320</b>

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

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>60%</b>	<b>\$700</b>	<b>\$841</b>	<b>\$972</b>	<b>\$1,084</b>