



MEMORANDUM

Date: April 18, 2022

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 \$71,300:

Income Level	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
50%	\$24,950	\$28,500	\$32,100	\$35,650	\$38,500	\$41,350	\$44,200	\$47,050
60%	\$29,940	\$34,200	\$38,520	\$42,780	\$46,200	\$49,620	\$53,040	\$56,460

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

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
60%	\$801	\$963	\$1,112	\$1,240