

2019 Income & Rent Limits
Effective 04/24/2019

Rural Developments

The Housing and Economic Recovery Act of 2008 (HR 3221) increased the rent and income limits for tax credit properties located in rural areas to the **greater** of area median gross income or national non-metropolitan median income. To qualify, the project must be located in a rural area as defined in section 520 of the Housing Act of 1949. Projects **utilizing tax-exempt bond financing** are **not eligible** for the national non-metropolitan adjustment.

It is important to check the street address of the project. It is possible that a project located in a rural county may not be located in a rural area.

The USDA link below may be helpful in determining if your property is located in a rural area.

<http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=sfp&NavKey=property@12>

IMPORTANT : USDA may change their determination of what projects qualify as rural during the course of a year. Please periodically check with USDA to determine the continued eligibility of the project.

The national non-metropolitan median income and associated rents are identified in the table below. These should be compared with the income limits of the various rural areas to determine the greater income.

National Non-Metro	Income Limits for Family Size								Rent Limits				
	Median Income: <input style="width: 50px;" type="text" value="60,600"/>								Maximum Monthly Gross Rents				
% of Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	0 BR	1 BR	2 BR	3 BR	4 BR
50% AMI	21,200	24,250	27,250	30,300	32,700	35,150	37,550	40,000	530	568	681	787	878
60% AMI	25,440	29,100	32,700	36,360	39,240	42,180	45,060	48,000	636	681	817	945	1,054