

**2011 Income & Rent Limits**  
Effective 5/31/2011

**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 adjustments.

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 type="text" value="51,600"/>								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	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050	451	483	580	670	748
60% AMI	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860	541	580	696	804	898