

2026 Affordable Rental Housing Rehabilitation & Reconstruction Program

HUD HIGH HOME RENT LIMITS

These rates and income limits are in effect beginning 2026, and they will remain in effect until MDA releases new rates. Landlords must use these income limits and may not charge rents in excess of the listed rates for all leases which are entered into beginning on July 1, 2026.

These rates are the maximum rents that can be charged for this HUD assisted program. Landlords may charge lower rates. It is the responsibility of the landlords to market the property so that they can attract renters to their property even if it means reducing the rental rate. If a landlord is not able to find a renter at their preferred rate and the landlord fails to lower their rates in an effort to attract renters, they may be disqualified from the program and face recapture.

The table below shows 2026 Affordable Rental Housing Rehabilitation & Reconstruction Program rental rates for tenants with incomes at or below 80% of the AMI. Please be aware that these rental rates may be subject to a downward or upward revision on a yearly basis depending on various factors.

Monroe County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$ 727	\$768	\$842	\$1,012	\$1,115

Sharkey County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$708	\$713	\$842	\$1,115	\$1,118

Humphreys County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$727	\$768	\$842	\$1,111	\$1,115

Jackson County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$929	\$951	\$1,067	\$1,448	\$1,762

Hinds County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$1,091	\$1,097	\$1,228	\$1,544	\$1,705

Scott County Rental Rates Including Utilities

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
80% Rental Rate	\$790	\$795	\$952	\$1,141	\$1,260

Eligible household income is based upon data obtained from HUD. The standard income levels are determined by household size - specifically, the number of persons that will occupy the rental unit. The table below shows the 2026 Affordable Rental Housing Rehabilitation & Reconstruction Program income limits. MDA will revise the affordability standards table each year based on updated data from HUD.

Monroe County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$40,350	\$46,100	\$51,850	\$57,600	\$62,250	\$66,850	\$71,450	\$76,500

Sharkey County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$40,350	\$46,100	\$51,850	\$57,600	\$62,250	\$66,850	\$71,450	\$76,500

Humphreys County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$40,350	\$46,100	\$51,850	\$57,600	\$62,250	\$66,850	\$71,450	\$76,500

Jackson County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$48,650	\$55,600	\$62,550	\$69,450	\$75,050	\$80,600	\$86,150	\$91,700

Hinds County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$51,200	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800	\$90,650	\$96,500

Scott County Income Limits

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person	Seven Person	Eight Person
80% AMI	\$40,350	\$46,100	\$51,850	\$57,600	\$62,250	\$66,850	\$71,450	\$76,500