



Section 538 Guaranteed Rural Rental Housing Program (GRRHP)

TEXAS INCOME LIMITS- For Section 538 GRRHP Tenants

Effective 4/20/09

The housing units subject to a guaranteed loan must be available for occupancy only by low or moderate-income families or individuals whose incomes at the time of initial occupancy do not exceed 115 percent of the area median income. After initial occupancy, a tenant's income may exceed these limits.

The Section 538 Guaranteed Rural Rental Housing Program has used the Single Family Housing - Guaranteed program's income limits and continues to use these income limits. The income limits have changed from an 8 tier structure to a 2 tier structure.

Household Size =		1-4 person Household	5-8 person Household
MSA: Austin-Round Rock, TX Counties Include: Bastrop, Caldwell, Hays, Travis & Williamson	Moderate	\$84,300	\$111,300
MSA: Brazoria County, TX Counties Include: Brazoria	Moderate	\$82,100	\$108,350
MSA: Dallas, TX Counties Include: Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman & Rockwall	Moderate	\$77,750	\$102,650
MSA: Fort Worth-Arlington, TX Counties Include: Johnson, Parker & Tarrant	Moderate	\$75,900	\$100,200
Hartley County, TX	Moderate	\$76,250	\$100,650
Kendall County, TX	Moderate	\$85,800	\$113,250
Loving County, TX	Moderate	\$76,700	\$101,250
<u>All Other Counties in Texas</u>	Moderate	\$73,600	\$97,150

This is a summary of RD Instruction 1980-D, Exhibit C.

ADD 8% OF 1-4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVG OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD).