

Effective 12/01/2011  
FHFC posted 12/9/2011

**2012 Income Limits  
Florida Housing Finance Corporation  
CWHIP Homeownership Program  
Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%				
		1	2	3	4	5	6	7	8	65%	80%					
Cape Coral-Fort Myers MSA (Lee)  Median: 57,000	<b>25%</b>	<b>9,975</b>	<b>11,400</b>	<b>12,825</b>	<b>14,250</b>	<b>15,400</b>	<b>16,550</b>	<b>17,675</b>	<b>18,825</b>	N/A	45,600	85,500				
	28%	11,172	12,768	14,364	15,960	17,248	18,536	19,796	21,084							
	<b>30%</b>	<b>11,970</b>	<b>13,680</b>	<b>15,390</b>	<b>17,100</b>	<b>18,480</b>	<b>19,860</b>	<b>21,210</b>	<b>22,590</b>							
	33%	13,167	15,048	16,929	18,810	20,328	21,846	23,331	24,849							
	<b>35%</b>	<b>13,965</b>	<b>15,960</b>	<b>17,955</b>	<b>19,950</b>	<b>21,560</b>	<b>23,170</b>	<b>24,745</b>	<b>26,355</b>							
	40%	15,960	18,240	20,520	22,800	24,640	26,480	28,280	30,120							
	<b>45%</b>	<b>17,955</b>	<b>20,520</b>	<b>23,085</b>	<b>25,650</b>	<b>27,720</b>	<b>29,790</b>	<b>31,815</b>	<b>33,885</b>							
	50%	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650							
	<b>60%</b>	<b>23,940</b>	<b>27,360</b>	<b>30,780</b>	<b>34,200</b>	<b>36,960</b>	<b>39,720</b>	<b>42,420</b>	<b>45,180</b>							
	80%	31,920	36,480	41,040	45,600	49,280	52,960	56,560	60,240							
	<b>120%</b>	<b>47,880</b>	<b>54,720</b>	<b>61,560</b>	<b>68,400</b>	<b>73,920</b>	<b>79,440</b>	<b>84,840</b>	<b>90,360</b>							
	140%	55,860	63,840	71,820	79,800	86,240	92,680	98,980	105,420							
	<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008</b>	<b>25% - HS</b>	<b>10,800</b>	<b>12,325</b>	<b>13,875</b>	<b>15,400</b>	<b>16,650</b>	<b>17,875</b>	<b>19,100</b>				<b>20,350</b>	N/A	N/A	N/A
	28% - HS	12,096	13,804	15,540	17,248	18,648	20,020	21,392	22,792							
<b>30% - HS</b>	<b>12,960</b>	<b>14,790</b>	<b>16,650</b>	<b>18,480</b>	<b>19,980</b>	<b>21,450</b>	<b>22,920</b>	<b>24,420</b>								
33% - HS	14,256	16,269	18,315	20,328	21,978	23,595	25,212	26,862								
<b>35% - HS</b>	<b>15,120</b>	<b>17,255</b>	<b>19,425</b>	<b>21,560</b>	<b>23,310</b>	<b>25,025</b>	<b>26,740</b>	<b>28,490</b>								
40% - HS	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560								
<b>45% - HS</b>	<b>19,440</b>	<b>22,185</b>	<b>24,975</b>	<b>27,720</b>	<b>29,970</b>	<b>32,175</b>	<b>34,380</b>	<b>36,630</b>								
50% - HS	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700								
<b>60% - HS</b>	<b>25,920</b>	<b>29,580</b>	<b>33,300</b>	<b>36,960</b>	<b>39,960</b>	<b>42,900</b>	<b>45,840</b>	<b>48,840</b>								
Crestview-Fort Walton Beach- Destin MSA (Okaloosa)  Median: 68,400	<b>25%</b>	<b>11,975</b>	<b>13,700</b>	<b>15,400</b>	<b>17,100</b>	<b>18,475</b>	<b>19,850</b>	<b>21,225</b>	<b>22,575</b>	N/A	N/A	N/A				
	28%	13,412	15,344	17,248	19,152	20,692	22,232	23,772	25,284							
	<b>30%</b>	<b>14,370</b>	<b>16,440</b>	<b>18,480</b>	<b>20,520</b>	<b>22,170</b>	<b>23,820</b>	<b>25,470</b>	<b>27,090</b>							
	33%	15,807	18,084	20,328	22,572	24,387	26,202	28,017	29,799							
	<b>35%</b>	<b>16,765</b>	<b>19,180</b>	<b>21,560</b>	<b>23,940</b>	<b>25,865</b>	<b>27,790</b>	<b>29,715</b>	<b>31,605</b>							
	40%	19,160	21,920	24,640	27,360	29,560	31,760	33,960	36,120							
	<b>45%</b>	<b>21,555</b>	<b>24,660</b>	<b>27,720</b>	<b>30,780</b>	<b>33,255</b>	<b>35,730</b>	<b>38,205</b>	<b>40,635</b>							
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150							
	<b>60%</b>	<b>28,740</b>	<b>32,880</b>	<b>36,960</b>	<b>41,040</b>	<b>44,340</b>	<b>47,640</b>	<b>50,940</b>	<b>54,180</b>							
	80%	38,320	43,840	49,280	54,720	59,120	63,520	67,920	72,240							
	<b>120%</b>	<b>57,480</b>	<b>65,760</b>	<b>73,920</b>	<b>82,080</b>	<b>88,680</b>	<b>95,280</b>	<b>101,880</b>	<b>108,360</b>							
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420							

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 Multifamily Rental Programs -- Except HOME and SHIP**

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 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Deltona-Daytona Beach- Ormond Beach MSA (Volusia)	25%	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125	N/A	46,320	86,850
	28%	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420			
	30%	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950			
	33%	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245			
	35%	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775			
	40%	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600			
	45%	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425			
	50%	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250			
	60%	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900			
	Median: 57,900	80%	32,480	37,120	41,760	46,320	50,080	53,760	57,440			
	120%	48,720	55,680	62,640	69,480	75,120	80,640	86,160	91,800			
	140%	56,840	64,960	73,080	81,060	87,640	94,080	100,520	107,100			
Gainesville MSA (Alachua/Gilchrist)	25%	9,750	11,125	12,525	13,900	15,025	16,125	17,250	18,350	N/A	44,480	85,500
	28%	10,920	12,460	14,028	15,568	16,828	18,060	19,320	20,552			
	30%	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020			
	33%	12,870	14,685	16,533	18,348	19,833	21,285	22,770	24,222			
	35%	13,650	15,575	17,535	19,460	21,035	22,575	24,150	25,690			
	40%	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360			
	45%	17,550	20,025	22,545	25,020	27,045	29,025	31,050	33,030			
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700			
	60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040			
	Median: 55,600	80%	31,200	35,600	40,080	44,480	48,080	51,600	55,200			
	120%	46,800	53,400	60,120	66,720	72,120	77,400	82,800	88,080			
	140%	54,600	62,300	70,140	77,840	84,140	90,300	96,600	102,760			
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250			
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680			
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300			
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730			
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350			
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400			
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450			
50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500				
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600				

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
<b>Jacksonville MSA</b>												
Baker County HMFA	25%	10,200	11,650	13,100	14,550	15,725	16,900	18,050	19,225	N/A	N/A	N/A
	28%	11,424	13,048	14,672	16,296	17,612	18,928	20,216	21,532			
	30%	12,240	13,980	15,720	17,460	18,870	20,280	21,660	23,070			
	33%	13,464	15,378	17,292	19,206	20,757	22,308	23,826	25,377			
	35%	14,280	16,310	18,340	20,370	22,015	23,660	25,270	26,915			
	40%	16,320	18,640	20,960	23,280	25,160	27,040	28,880	30,760			
	45%	18,360	20,970	23,580	26,190	28,305	30,420	32,490	34,605			
	50%	20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450			
	60%	24,480	27,960	31,440	34,920	37,740	40,560	43,320	46,140			
	80%	32,640	37,280	41,920	46,560	50,320	54,080	57,760	61,520			
120%	48,960	55,920	62,880	69,840	75,480	81,120	86,640	92,280				
140%	57,120	65,240	73,360	81,480	88,060	94,640	101,080	107,660				
Median: 58,200												
Jacksonville HMFA (Clay/Duval/ Nassau/Saint Johns)	25%	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	N/A	53,840	100,950
	28%	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892			
	30%	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670			
	33%	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337			
	35%	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115			
	40%	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560			
	45%	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005			
	50%	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450			
	60%	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340			
	80%	37,760	43,120	48,480	53,840	58,160	62,480	66,800	71,120			
120%	56,640	64,680	72,720	80,760	87,240	93,720	100,200	106,680				
140%	66,080	75,460	84,840	94,220	101,780	109,340	116,900	124,460				
Median: 67,300												
Lakeland-Winter Haven MSA (Polk)	25%	9,550	10,900	12,275	13,625	14,725	15,825	16,900	18,000	N/A	N/A	N/A
	28%	10,696	12,208	13,748	15,260	16,492	17,724	18,928	20,160			
	30%	11,460	13,080	14,730	16,350	17,670	18,990	20,280	21,600			
	33%	12,606	14,388	16,203	17,985	19,437	20,889	22,308	23,760			
	35%	13,370	15,260	17,185	19,075	20,615	22,155	23,660	25,200			
	40%	15,280	17,440	19,640	21,800	23,560	25,320	27,040	28,800			
	45%	17,190	19,620	22,095	24,525	26,505	28,485	30,420	32,400			
	50%	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000			
	60%	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200			
	80%	30,560	34,880	39,280	43,600	47,120	50,640	54,080	57,600			
120%	45,840	52,320	58,920	65,400	70,680	75,960	81,120	86,400				
140%	53,480	61,040	68,740	76,300	82,460	88,620	94,640	100,800				
Median: 54,500												

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		1	2	3	4	5	6	7	8	65%	80%	
<b>Miami-Fort Lauderdale-Pompano Beach MSA</b>												
Fort Lauderdale HMFA (Broward)	25%	12,550	14,325	16,125	17,900	19,350	20,775	22,200	23,650	N/A	57,280	107,400
	28%	14,056	16,044	18,060	20,048	21,672	23,268	24,864	26,488			
	30%	15,060	17,190	19,350	21,480	23,220	24,930	26,640	28,380			
	33%	16,566	18,909	21,285	23,628	25,542	27,423	29,304	31,218			
	35%	17,570	20,055	22,575	25,060	27,090	29,085	31,080	33,110			
	40%	20,080	22,920	25,800	28,640	30,960	33,240	35,520	37,840			
	45%	22,590	25,785	29,025	32,220	34,830	37,395	39,960	42,570			
	50%	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300			
	60%	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760			
	80%	40,160	45,840	51,600	57,280	61,920	66,480	71,040	75,680			
Median: 62,600	120%	60,240	68,760	77,400	85,920	92,880	99,720	106,560	113,520			
	140%	70,280	80,220	90,300	100,240	108,360	116,340	124,320	132,440			
Miami-Miami Beach- Kendall HMFA (Miami-Dade)	25%	11,500	13,125	14,775	16,400	17,725	19,025	20,350	21,650	N/A	N/A	N/A
	28%	12,880	14,700	16,548	18,368	19,852	21,308	22,792	24,248			
	30%	13,800	15,750	17,730	19,680	21,270	22,830	24,420	25,980			
	33%	15,180	17,325	19,503	21,648	23,397	25,113	26,862	28,578			
	35%	16,100	18,375	20,685	22,960	24,815	26,635	28,490	30,310			
	40%	18,400	21,000	23,640	26,240	28,360	30,440	32,560	34,640			
	45%	20,700	23,625	26,595	29,520	31,905	34,245	36,630	38,970			
	50%	23,000	26,250	29,550	32,800	35,450	38,050	40,700	43,300			
	60%	27,600	31,500	35,460	39,360	42,540	45,660	48,840	51,960			
	80%	36,800	42,000	47,280	52,480	56,720	60,880	65,120	69,280			
Median: 52,600	120%	55,200	63,000	70,920	78,720	85,080	91,320	97,680	103,920			
	140%	64,400	73,500	82,740	91,840	99,260	106,540	113,960	121,240			

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		1	2	3	4	5	6	7	8	65%	80%	150%
<b>West Palm Beach- Boca Raton HMFA (Palm Beach)</b>	<b>25%</b>	<b>12,675</b>	<b>14,475</b>	<b>16,275</b>	<b>18,075</b>	<b>19,525</b>	<b>20,975</b>	<b>22,425</b>	<b>23,875</b>	<b>46,995</b>	<b>N/A</b>	<b>N/A</b>
	28%	14,196	16,212	18,228	20,244	21,868	23,492	25,116	26,740			
	<b>30%</b>	<b>15,210</b>	<b>17,370</b>	<b>19,530</b>	<b>21,690</b>	<b>23,430</b>	<b>25,170</b>	<b>26,910</b>	<b>28,650</b>			
	33%	16,731	19,107	21,483	23,859	25,773	27,687	29,601	31,515			
	<b>35%</b>	<b>17,745</b>	<b>20,265</b>	<b>22,785</b>	<b>25,305</b>	<b>27,335</b>	<b>29,365</b>	<b>31,395</b>	<b>33,425</b>			
	40%	20,280	23,160	26,040	28,920	31,240	33,560	35,880	38,200			
	<b>45%</b>	<b>22,815</b>	<b>26,055</b>	<b>29,295</b>	<b>32,535</b>	<b>35,145</b>	<b>37,755</b>	<b>40,365</b>	<b>42,975</b>			
	50%	25,350	28,950	32,550	36,150	39,050	41,950	44,850	47,750			
	<b>60%</b>	<b>30,420</b>	<b>34,740</b>	<b>39,060</b>	<b>43,380</b>	<b>46,860</b>	<b>50,340</b>	<b>53,820</b>	<b>57,300</b>			
	80%	40,560	46,320	52,080	57,840	62,480	67,120	71,760	76,400			
Median: 64,100	<b>120%</b>	<b>60,840</b>	<b>69,480</b>	<b>78,120</b>	<b>86,760</b>	<b>93,720</b>	<b>100,680</b>	<b>107,640</b>	<b>114,600</b>			
	140%	70,980	81,060	91,140	101,220	109,340	117,460	125,580	133,700			
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2012) For use by projects that placed in service at least one building on or before 12/31/2008</b>	<b>25% - HS</b>	<b>13,325</b>	<b>15,225</b>	<b>17,125</b>	<b>19,025</b>	<b>20,550</b>	<b>22,075</b>	<b>23,600</b>	<b>25,125</b>			
	28% - HS	14,924	17,052	19,180	21,308	23,016	24,724	26,432	28,140			
	<b>30% - HS</b>	<b>15,990</b>	<b>18,270</b>	<b>20,550</b>	<b>22,830</b>	<b>24,660</b>	<b>26,490</b>	<b>28,320</b>	<b>30,150</b>			
	33% - HS	17,589	20,097	22,605	25,113	27,126	29,139	31,152	33,165			
	<b>35% - HS</b>	<b>18,655</b>	<b>21,315</b>	<b>23,975</b>	<b>26,635</b>	<b>28,770</b>	<b>30,905</b>	<b>33,040</b>	<b>35,175</b>			
	40% - HS	21,320	24,360	27,400	30,440	32,880	35,320	37,760	40,200			
	<b>45% - HS</b>	<b>23,985</b>	<b>27,405</b>	<b>30,825</b>	<b>34,245</b>	<b>36,990</b>	<b>39,735</b>	<b>42,480</b>	<b>45,225</b>			
	50% - HS	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250			
	<b>60% - HS</b>	<b>31,980</b>	<b>36,540</b>	<b>41,100</b>	<b>45,660</b>	<b>49,320</b>	<b>52,980</b>	<b>56,640</b>	<b>60,300</b>			
	140% - HS	74,620	85,260	95,900	106,540	115,080	123,620	132,160	140,700			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Naples-Marco Island MSA (Collier)	25%	12,750	14,575	16,400	18,200	19,675	21,125	22,575	24,025	N/A	N/A	N/A
	28%	14,280	16,324	18,368	20,384	22,036	23,660	25,284	26,908			
	30%	15,300	17,490	19,680	21,840	23,610	25,350	27,090	28,830			
	33%	16,830	19,239	21,648	24,024	25,971	27,885	29,799	31,713			
	35%	17,850	20,405	22,960	25,480	27,545	29,575	31,605	33,635			
	40%	20,400	23,320	26,240	29,120	31,480	33,800	36,120	38,440			
	45%	22,950	26,235	29,520	32,760	35,415	38,025	40,635	43,245			
	50%	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050			
	60%	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660			
	80%	40,800	46,640	52,480	58,240	62,960	67,600	72,240	76,880			
Median: 72,800	120%	61,200	69,960	78,720	87,360	94,440	101,400	108,360	115,320			
	140%	71,400	81,620	91,840	101,920	110,180	118,300	126,420	134,540			
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	12,850	14,700	16,525	18,350	19,825	21,300	22,775	24,225			
	28% - HS	14,392	16,464	18,508	20,552	22,204	23,856	25,508	27,132			
	30% - HS	15,420	17,640	19,830	22,020	23,790	25,560	27,330	29,070			
	33% - HS	16,962	19,404	21,813	24,222	26,169	28,116	30,063	31,977			
	35% - HS	17,990	20,580	23,135	25,690	27,755	29,820	31,885	33,915			
	40% - HS	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760			
	45% - HS	23,130	26,460	29,745	33,030	35,685	38,340	40,995	43,605			
50% - HS	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450				
60% - HS	30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
North Port-Bradenton- Sarasota MSA (Manatee/Sarasota)	25%	10,800	12,325	13,875	15,400	16,650	17,875	19,100	20,350	N/A	49,280	92,400
	28%	12,096	13,804	15,540	17,248	18,648	20,020	21,392	22,792			
	30%	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420			
	33%	14,256	16,269	18,315	20,328	21,978	23,595	25,212	26,862			
	35%	15,120	17,255	19,425	21,560	23,310	25,025	26,740	28,490			
	40%	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560			
	45%	19,440	22,185	24,975	27,720	29,970	32,175	34,380	36,630			
	50%	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700			
	60%	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840			
	80%	34,560	39,440	44,400	49,280	53,280	57,200	61,120	65,120			
120%	51,840	59,160	66,600	73,920	79,920	85,800	91,680	97,680				
140%	60,480	69,020	77,700	86,240	93,240	100,100	106,960	113,960				
Median: 59,900												
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600			
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192			
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920			
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512			
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240			
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560			
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880			
50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200				
60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Ocala MSA (Marion)	25%	8,850	10,100	11,375	12,625	13,650	14,650	15,675	16,675	N/A	N/A	N/A
	28%	9,912	11,312	12,740	14,140	15,288	16,408	17,556	18,676			
	30%	10,620	12,120	13,650	15,150	16,380	17,580	18,810	20,010			
	33%	11,682	13,332	15,015	16,665	18,018	19,338	20,691	22,011			
	35%	12,390	14,140	15,925	17,675	19,110	20,510	21,945	23,345			
	40%	14,160	16,160	18,200	20,200	21,840	23,440	25,080	26,680			
	45%	15,930	18,180	20,475	22,725	24,570	26,370	28,215	30,015			
	50%	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350			
	60%	21,240	24,240	27,300	30,300	32,760	35,160	37,620	40,020			
	80%	28,320	32,320	36,400	40,400	43,680	46,880	50,160	53,360			
Median: 50,500	120%	42,480	48,480	54,600	60,600	65,520	70,320	75,240	80,040			
	140%	49,560	56,560	63,700	70,700	76,440	82,040	87,780	93,380			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.



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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Orlando-Kissimmee- Sanford MSA (Lake/Orange/ Osceola/Seminole)	25%	10,200	11,650	13,100	14,550	15,725	16,900	18,050	19,225	N/A	46,560	87,300
	28%	11,424	13,048	14,672	16,296	17,612	18,928	20,216	21,532			
	30%	12,240	13,980	15,720	17,460	18,870	20,280	21,660	23,070			
	33%	13,464	15,378	17,292	19,206	20,757	22,308	23,826	25,377			
	35%	14,280	16,310	18,340	20,370	22,015	23,660	25,270	26,915			
	40%	16,320	18,640	20,960	23,280	25,160	27,040	28,880	30,760			
	45%	18,360	20,970	23,580	26,190	28,305	30,420	32,490	34,605			
	50%	20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450			
	55%	22,440	25,630	28,820	32,010	34,595	37,180	39,710	42,295			
	60%	24,480	27,960	31,440	34,920	37,740	40,560	43,320	46,140			
	80%	32,640	37,280	41,920	46,560	50,320	54,080	57,760	61,520			
	120%	48,960	55,920	62,880	69,840	75,480	81,120	86,640	92,280			
	140%	57,120	65,240	73,360	81,480	88,060	94,640	101,080	107,660			
	HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025			
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680			
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300			
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730			
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350			
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400			
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450			
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500			
	55% - HS	23,650	27,005	30,360	33,715	36,465	39,160	41,855	44,550			
	60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600			

Median: 58,200

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Palm Bay-Melbourne- Titusville MSA (Brevard)	25%	10,275	11,725	13,200	14,650	15,825	17,000	18,175	19,350	N/A	N/A	N/A
	28%	11,508	13,132	14,784	16,408	17,724	19,040	20,356	21,672			
	30%	12,330	14,070	15,840	17,580	18,990	20,400	21,810	23,220			
	33%	13,563	15,477	17,424	19,338	20,889	22,440	23,991	25,542			
	35%	14,385	16,415	18,480	20,510	22,155	23,800	25,445	27,090			
	40%	16,440	18,760	21,120	23,440	25,320	27,200	29,080	30,960			
	45%	18,495	21,105	23,760	26,370	28,485	30,600	32,715	34,830			
	50%	20,550	23,450	26,400	29,300	31,650	34,000	36,350	38,700			
	60%	24,660	28,140	31,680	35,160	37,980	40,800	43,620	46,440			
	80%	32,880	37,520	42,240	46,880	50,640	54,400	58,160	61,920			
Median: 58,600	120%	49,320	56,280	63,360	70,320	75,960	81,600	87,240	92,880			
	140%	57,540	65,660	73,920	82,040	88,620	95,200	101,780	108,360			
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	11,025	12,600	14,175	15,725	17,000	18,250	19,500	20,775			
	28% - HS	12,348	14,112	15,876	17,612	19,040	20,440	21,840	23,268			
	30% - HS	13,230	15,120	17,010	18,870	20,400	21,900	23,400	24,930			
	33% - HS	14,553	16,632	18,711	20,757	22,440	24,090	25,740	27,423			
	35% - HS	15,435	17,640	19,845	22,015	23,800	25,550	27,300	29,085			
	40% - HS	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240			
	45% - HS	19,845	22,680	25,515	28,305	30,600	32,850	35,100	37,395			
50% - HS	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550				
60% - HS	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%			
		1	2	3	4	5	6	7	8	65%	80%				
Palm Coast MSA (Flagler)	25%	10,100	11,525	12,975	14,400	15,575	16,725	17,875	19,025	N/A	N/A	N/A			
	28%	11,312	12,908	14,532	16,128	17,444	18,732	20,020	21,308						
	30%	12,120	13,830	15,570	17,280	18,690	20,070	21,450	22,830						
	33%	13,332	15,213	17,127	19,008	20,559	22,077	23,595	25,113						
	35%	14,140	16,135	18,165	20,160	21,805	23,415	25,025	26,635						
	40%	16,160	18,440	20,760	23,040	24,920	26,760	28,600	30,440						
	45%	18,180	20,745	23,355	25,920	28,035	30,105	32,175	34,245						
	50%	20,200	23,050	25,950	28,800	31,150	33,450	35,750	38,050						
	60%	24,240	27,660	31,140	34,560	37,380	40,140	42,900	45,660						
	80%	32,320	36,880	41,520	46,080	49,840	53,520	57,200	60,880						
	120%	48,480	55,320	62,280	69,120	74,760	80,280	85,800	91,320						
	140%	56,560	64,540	72,660	80,640	87,220	93,660	100,100	106,540						
	Median: 57,600														
	HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,350	11,825	13,300	14,775	15,975	17,150	18,325				19,525	N/A	N/A
28% - HS		11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868						
30% - HS		12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430						
33% - HS		13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773						
35% - HS		14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335						
40% - HS		16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240						
45% - HS		18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145						
50% - HS		20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050						
60% - HS	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860							
Panama City-Lynn Haven- Panama City Beach MSA (Bay)	25%	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	N/A	N/A	N/A			
	28%	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560						
	30%	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100						
	33%	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410						
	35%	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950						
	40%	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800						
	45%	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650						
	50%	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500						
	60%	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200						
	80%	32,720	37,360	42,000	46,640	50,400	54,160	57,840	61,600						
120%	49,080	56,040	63,000	69,960	75,600	81,240	86,760	92,400							
140%	57,260	65,380	73,500	81,620	88,200	94,780	101,220	107,800							
Median: 58,300															

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
<b>Pensacola-Ferry Pass- Brent MSA</b> (Escambia/Santa Rosa)	25%	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	N/A	N/A	N/A
	28%	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896			
	30%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460			
	33%	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806			
	35%	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370			
	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280			
	45%	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190			
	50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100			
	60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920			
	80%	33,200	37,920	42,640	47,360	51,200	54,960	58,800	62,560			
120%	49,800	56,880	63,960	71,040	76,800	82,440	88,200	93,840				
140%	58,100	66,360	74,620	82,880	89,600	96,180	102,900	109,480				
Median: 59,200												
<b>Port Saint Lucie MSA</b> (Martin/Saint Lucie)	25%	9,975	11,400	12,825	14,250	15,400	16,550	17,675	18,825	N/A	N/A	N/A
	28%	11,172	12,768	14,364	15,960	17,248	18,536	19,796	21,084			
	30%	11,970	13,680	15,390	17,100	18,480	19,860	21,210	22,590			
	33%	13,167	15,048	16,929	18,810	20,328	21,846	23,331	24,849			
	35%	13,965	15,960	17,955	19,950	21,560	23,170	24,745	26,355			
	40%	15,960	18,240	20,520	22,800	24,640	26,480	28,280	30,120			
	45%	17,955	20,520	23,085	25,650	27,720	29,790	31,815	33,885			
	50%	19,950	22,800	25,650	28,500	30,800	33,100	35,350	37,650			
	60%	23,940	27,360	30,780	34,200	36,960	39,720	42,420	45,180			
	80%	31,920	36,480	41,040	45,600	49,280	52,960	56,560	60,240			
120%	47,880	54,720	61,560	68,400	73,920	79,440	84,840	90,360				
140%	55,860	63,840	71,820	79,800	86,240	92,680	98,980	105,420				
Median: 57,000												
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750			
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120			
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700			
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070			
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650			
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600			
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550			
50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500				
60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Punta Gorda MSA (Charlotte)	25%	9,775	11,175	12,575	13,950	15,075	16,200	17,300	18,425	N/A	N/A	N/A
	28%	10,948	12,516	14,084	15,624	16,884	18,144	19,376	20,636			
	30%	11,730	13,410	15,090	16,740	18,090	19,440	20,760	22,110			
	33%	12,903	14,751	16,599	18,414	19,899	21,384	22,836	24,321			
	35%	13,685	15,645	17,605	19,530	21,105	22,680	24,220	25,795			
	40%	15,640	17,880	20,120	22,320	24,120	25,920	27,680	29,480			
	45%	17,595	20,115	22,635	25,110	27,135	29,160	31,140	33,165			
	50%	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850			
	60%	23,460	26,820	30,180	33,480	36,180	38,880	41,520	44,220			
	80%	31,280	35,760	40,240	44,640	48,240	51,840	55,360	58,960			
120%	46,920	53,640	60,360	66,960	72,360	77,760	83,040	88,440				
140%	54,740	62,580	70,420	78,120	84,420	90,720	96,880	103,180				
Median: 55,800												
Sebastian-Vero Beach MSA (Indian River)	25%	9,450	10,800	12,150	13,475	14,575	15,650	16,725	17,800	N/A	N/A	N/A
	28%	10,584	12,096	13,608	15,092	16,324	17,528	18,732	19,936			
	30%	11,340	12,960	14,580	16,170	17,490	18,780	20,070	21,360			
	33%	12,474	14,256	16,038	17,787	19,239	20,658	22,077	23,496			
	35%	13,230	15,120	17,010	18,865	20,405	21,910	23,415	24,920			
	40%	15,120	17,280	19,440	21,560	23,320	25,040	26,760	28,480			
	45%	17,010	19,440	21,870	24,255	26,235	28,170	30,105	32,040			
	50%	18,900	21,600	24,300	26,950	29,150	31,300	33,450	35,600			
	55%	20,790	23,760	26,730	29,645	32,065	34,430	36,795	39,160			
	60%	22,680	25,920	29,160	32,340	34,980	37,560	40,140	42,720			
80%	30,240	34,560	38,880	43,120	46,640	50,080	53,520	56,960				
120%	45,360	51,840	58,320	64,680	69,960	75,120	80,280	85,440				
140%	52,920	60,480	68,040	75,460	81,620	87,640	93,660	99,680				
Median: 53,800												
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	10,450	11,925	13,425	14,900	16,100	17,300	18,500	19,675			
	28% - HS	11,704	13,356	15,036	16,688	18,032	19,376	20,720	22,036			
	30% - HS	12,540	14,310	16,110	17,880	19,320	20,760	22,200	23,610			
	33% - HS	13,794	15,741	17,721	19,668	21,252	22,836	24,420	25,971			
	35% - HS	14,630	16,695	18,795	20,860	22,540	24,220	25,900	27,545			
	40% - HS	16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480			
	45% - HS	18,810	21,465	24,165	26,820	28,980	31,140	33,300	35,415			
	50% - HS	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350			
	55% - HS	22,990	26,235	29,535	32,780	35,420	38,060	40,700	43,285			
60% - HS	25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
<b>Tallahassee MSA</b>												
Tallahassee HMFA (Gadsden/Leon/ Jefferson)	25%	11,275	12,875	14,475	16,075	17,375	18,650	19,950	21,225	N/A	N/A	N/A
	28%	12,628	14,420	16,212	18,004	19,460	20,888	22,344	23,772			
	30%	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470			
	33%	14,883	16,995	19,107	21,219	22,935	24,618	26,334	28,017			
	35%	15,785	18,025	20,265	22,505	24,325	26,110	27,930	29,715			
	40%	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960			
	45%	20,295	23,175	26,055	28,935	31,275	33,570	35,910	38,205			
	50%	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450			
	60%	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940			
	80%	36,080	41,200	46,320	51,440	55,600	59,680	63,840	67,920			
120%	54,120	61,800	69,480	77,160	83,400	89,520	95,760	101,880				
140%	63,140	72,100	81,060	90,020	97,300	104,440	111,720	118,860				
Median: 64,300												
Wakulla County HMFA	25%	10,975	12,550	14,125	15,675	16,950	18,200	19,450	20,700	N/A	N/A	N/A
	28%	12,292	14,056	15,820	17,556	18,984	20,384	21,784	23,184			
	30%	13,170	15,060	16,950	18,810	20,340	21,840	23,340	24,840			
	33%	14,487	16,566	18,645	20,691	22,374	24,024	25,674	27,324			
	35%	15,365	17,570	19,775	21,945	23,730	25,480	27,230	28,980			
	40%	17,560	20,080	22,600	25,080	27,120	29,120	31,120	33,120			
	45%	19,755	22,590	25,425	28,215	30,510	32,760	35,010	37,260			
	50%	21,950	25,100	28,250	31,350	33,900	36,400	38,900	41,400			
	60%	26,340	30,120	33,900	37,620	40,680	43,680	46,680	49,680			
	80%	35,120	40,160	45,200	50,160	54,240	58,240	62,240	66,240			
120%	52,680	60,240	67,800	75,240	81,360	87,360	93,360	99,360				
140%	61,460	70,280	79,100	87,780	94,920	101,920	108,920	115,920				
Median: 66,000												
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	11,550	13,200	14,850	16,500	17,825	19,150	20,475	21,800			
	28% - HS	12,936	14,784	16,632	18,480	19,964	21,448	22,932	24,416			
	30% - HS	13,860	15,840	17,820	19,800	21,390	22,980	24,570	26,160			
	33% - HS	15,246	17,424	19,602	21,780	23,529	25,278	27,027	28,776			
	35% - HS	16,170	18,480	20,790	23,100	24,955	26,810	28,665	30,520			
	40% - HS	18,480	21,120	23,760	26,400	28,520	30,640	32,760	34,880			
	45% - HS	20,790	23,760	26,730	29,700	32,085	34,470	36,855	39,240			
	50% - HS	23,100	26,400	29,700	33,000	35,650	38,300	40,950	43,600			
60% - HS	27,720	31,680	35,640	39,600	42,780	45,960	49,140	52,320				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	20%	7,900	9,040	10,160	11,280	12,200	13,100	14,000	14,900	N/A	45,120	85,500
	25%	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625			
	28%	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860			
	30%	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350			
	33%	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585			
	35%	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075			
	40%	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800			
	45%	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525			
	50%	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250			
	60%	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700			
	80%	31,600	36,160	40,640	45,120	48,800	52,400	56,000	59,600			
	120%	47,400	54,240	60,960	67,680	73,200	78,600	84,000	89,400			
	140%	55,300	63,280	71,120	78,960	85,400	91,700	98,000	104,300			
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	20% - HS	8,320	9,520	10,700	11,880	12,840	13,800	14,740	15,700	N/A	45,120	85,500
25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625				
28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980				
30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550				
33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905				
35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475				
40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400				
45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325				
50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250				
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100				
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800				
Median: 56,400												

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Bradford County	25%	8,925	10,200	11,475	12,725	13,750	14,775	15,800	16,800	N/A	N/A	N/A
	28%	9,996	11,424	12,852	14,252	15,400	16,548	17,696	18,816			
	30%	10,710	12,240	13,770	15,270	16,500	17,730	18,960	20,160			
	33%	11,781	13,464	15,147	16,797	18,150	19,503	20,856	22,176			
	35%	12,495	14,280	16,065	17,815	19,250	20,685	22,120	23,520			
	40%	14,280	16,320	18,360	20,360	22,000	23,640	25,280	26,880			
	45%	16,065	18,360	20,655	22,905	24,750	26,595	28,440	30,240			
	50%	17,850	20,400	22,950	25,450	27,500	29,550	31,600	33,600			
	60%	21,420	24,480	27,540	30,540	33,000	35,460	37,920	40,320			
	80%	28,560	32,640	36,720	40,720	44,000	47,280	50,560	53,760			
120%	42,840	48,960	55,080	61,080	66,000	70,920	75,840	80,640				
140%	49,980	57,120	64,260	71,260	77,000	82,740	88,480	94,080				
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,975	10,250	11,525	12,800	13,825	14,850	15,875	16,900			
	28% - HS	10,052	11,480	12,908	14,336	15,484	16,632	17,780	18,928			
	30% - HS	10,770	12,300	13,830	15,360	16,590	17,820	19,050	20,280			
	33% - HS	11,847	13,530	15,213	16,896	18,249	19,602	20,955	22,308			
	35% - HS	12,565	14,350	16,135	17,920	19,355	20,790	22,225	23,660			
	40% - HS	14,360	16,400	18,440	20,480	22,120	23,760	25,400	27,040			
	45% - HS	16,155	18,450	20,745	23,040	24,885	26,730	28,575	30,420			
50% - HS	17,950	20,500	23,050	25,600	27,650	29,700	31,750	33,800				
60% - HS	21,540	24,600	27,660	30,720	33,180	35,640	38,100	40,560				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.



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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Calhoun County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025			
	28% - HS	9,520	10,864	12,236	13,580	14,672	15,764	16,856	17,948			
	30% - HS	10,200	11,640	13,110	14,550	15,720	16,890	18,060	19,230			
	33% - HS	11,220	12,804	14,421	16,005	17,292	18,579	19,866	21,153			
	35% - HS	11,900	13,580	15,295	16,975	18,340	19,705	21,070	22,435			
	40% - HS	13,600	15,520	17,480	19,400	20,960	22,520	24,080	25,640			
	45% - HS	15,300	17,460	19,665	21,825	23,580	25,335	27,090	28,845			
50% - HS	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050				
60% - HS	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Citrus County	25%	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875	N/A	N/A	N/A
	28%	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780			
	30%	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050			
	33%	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955			
	35%	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225			
	40%	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400			
	45%	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575			
	50%	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750			
	60%	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100			
	80%	26,960	30,800	34,640	38,480	41,600	44,640	47,760	50,800			
Median: 48,100	120%	40,440	46,200	51,960	57,720	62,400	66,960	71,640	76,200			
	140%	47,180	53,900	60,620	67,340	72,800	78,120	83,580	88,900			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
FHFC posted 12/9/2011

**2012 Income Limits  
Florida Housing Finance Corporation  
CWHIP Homeownership Program  
Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Columbia County	25%	8,625	9,850	11,075	12,300	13,300	14,275	15,275	16,250	N/A	N/A	N/A
	28%	9,660	11,032	12,404	13,776	14,896	15,988	17,108	18,200			
	30%	10,350	11,820	13,290	14,760	15,960	17,130	18,330	19,500			
	33%	11,385	13,002	14,619	16,236	17,556	18,843	20,163	21,450			
	35%	12,075	13,790	15,505	17,220	18,620	19,985	21,385	22,750			
	40%	13,800	15,760	17,720	19,680	21,280	22,840	24,440	26,000			
	45%	15,525	17,730	19,935	22,140	23,940	25,695	27,495	29,250			
	50%	17,250	19,700	22,150	24,600	26,600	28,550	30,550	32,500			
	60%	20,700	23,640	26,580	29,520	31,920	34,260	36,660	39,000			
	80%	27,600	31,520	35,440	39,360	42,560	45,680	48,880	52,000			
120%	41,400	47,280	53,160	59,040	63,840	68,520	73,320	78,000				
140%	48,300	55,160	62,020	68,880	74,480	79,940	85,540	91,000				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350			
	28% - HS	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312			
	30% - HS	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620			
	33% - HS	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582			
	35% - HS	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890			
	40% - HS	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160			
	45% - HS	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430			
50% - HS	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700				
60% - HS	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Median: 49,200

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
DeSoto County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	8,350	9,550	10,750	11,925	12,900	13,850	14,800	15,750			
	28% - HS	9,352	10,696	12,040	13,356	14,448	15,512	16,576	17,640			
	30% - HS	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900			
	33% - HS	11,022	12,606	14,190	15,741	17,028	18,282	19,536	20,790			
	35% - HS	11,690	13,370	15,050	16,695	18,060	19,390	20,720	22,050			
	40% - HS	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200			
	45% - HS	15,030	17,190	19,350	21,465	23,220	24,930	26,640	28,350			
50% - HS	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500				
60% - HS	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Dixie County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,325	9,500	10,700	11,875	12,825	13,775	14,725	15,675			
	28% - HS	9,324	10,640	11,984	13,300	14,364	15,428	16,492	17,556			
	30% - HS	9,990	11,400	12,840	14,250	15,390	16,530	17,670	18,810			
	33% - HS	10,989	12,540	14,124	15,675	16,929	18,183	19,437	20,691			
	35% - HS	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945			
	40% - HS	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080			
	45% - HS	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215			
	50% - HS	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350			
60% - HS	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Franklin County	25%	8,550	9,775	11,000	12,200	13,200	14,175	15,150	16,125	N/A	N/A	N/A
	28%	9,576	10,948	12,320	13,664	14,784	15,876	16,968	18,060			
	30%	10,260	11,730	13,200	14,640	15,840	17,010	18,180	19,350			
	33%	11,286	12,903	14,520	16,104	17,424	18,711	19,998	21,285			
	35%	11,970	13,685	15,400	17,080	18,480	19,845	21,210	22,575			
	40%	13,680	15,640	17,600	19,520	21,120	22,680	24,240	25,800			
	45%	15,390	17,595	19,800	21,960	23,760	25,515	27,270	29,025			
	50%	17,100	19,550	22,000	24,400	26,400	28,350	30,300	32,250			
	60%	20,520	23,460	26,400	29,280	31,680	34,020	36,360	38,700			
	80%	27,360	31,280	35,200	39,040	42,240	45,360	48,480	51,600			
120%	41,040	46,920	52,800	58,560	63,360	68,040	72,720	77,400				
140%	47,880	54,740	61,600	68,320	73,920	79,380	84,840	90,300				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625			
	28% - HS	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860			
	30% - HS	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350			
	33% - HS	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585			
	35% - HS	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075			
	40% - HS	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800			
	45% - HS	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525			
50% - HS	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250				
60% - HS	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Glades County	25%	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025	N/A	N/A	N/A
	28%	9,520	10,864	12,236	13,580	14,672	15,764	16,856	17,948			
	30%	10,200	11,640	13,110	14,550	15,720	16,890	18,060	19,230			
	33%	11,220	12,804	14,421	16,005	17,292	18,579	19,866	21,153			
	35%	11,900	13,580	15,295	16,975	18,340	19,705	21,070	22,435			
	40%	13,600	15,520	17,480	19,400	20,960	22,520	24,080	25,640			
	45%	15,300	17,460	19,665	21,825	23,580	25,335	27,090	28,845			
	50%	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050			
	60%	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460			
	80%	27,200	31,040	34,960	38,800	41,920	45,040	48,160	51,280			
120%	40,800	46,560	52,440	58,200	62,880	67,560	72,240	76,920				
140%	47,600	54,320	61,180	67,900	73,360	78,820	84,280	89,740				
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,525	9,725	10,950	12,150	13,125	14,100	15,075	16,050			
	28% - HS	9,548	10,892	12,264	13,608	14,700	15,792	16,884	17,976			
	30% - HS	10,230	11,670	13,140	14,580	15,750	16,920	18,090	19,260			
	33% - HS	11,253	12,837	14,454	16,038	17,325	18,612	19,899	21,186			
	35% - HS	11,935	13,615	15,330	17,010	18,375	19,740	21,105	22,470			
	40% - HS	13,640	15,560	17,520	19,440	21,000	22,560	24,120	25,680			
	45% - HS	15,345	17,505	19,710	21,870	23,625	25,380	27,135	28,890			
	50% - HS	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100			
60% - HS	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Gulf County	25%	9,025	10,300	11,600	12,875	13,925	14,950	15,975	17,000	N/A	N/A	N/A
	28%	10,108	11,536	12,992	14,420	15,596	16,744	17,892	19,040			
	30%	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400			
	33%	11,913	13,596	15,312	16,995	18,381	19,734	21,087	22,440			
	35%	12,635	14,420	16,240	18,025	19,495	20,930	22,365	23,800			
	40%	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200			
	45%	16,245	18,540	20,880	23,175	25,065	26,910	28,755	30,600			
	50%	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000			
	60%	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800			
	80%	28,880	32,960	37,120	41,200	44,560	47,840	51,120	54,400			
120%	43,320	49,440	55,680	61,800	66,840	71,760	76,680	81,600				
140%	50,540	57,680	64,960	72,100	77,980	83,720	89,460	95,200				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,050	10,350	11,650	12,925	13,975	15,000	16,050	17,075			
	28% - HS	10,136	11,592	13,048	14,476	15,652	16,800	17,976	19,124			
	30% - HS	10,860	12,420	13,980	15,510	16,770	18,000	19,260	20,490			
	33% - HS	11,946	13,662	15,378	17,061	18,447	19,800	21,186	22,539			
	35% - HS	12,670	14,490	16,310	18,095	19,565	21,000	22,470	23,905			
	40% - HS	14,480	16,560	18,640	20,680	22,360	24,000	25,680	27,320			
	45% - HS	16,290	18,630	20,970	23,265	25,155	27,000	28,890	30,735			
50% - HS	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150				
60% - HS	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.



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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hamilton County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	9,450	10,800	12,150	13,500	14,600	15,675	16,750	17,825			
	28% - HS	10,584	12,096	13,608	15,120	16,352	17,556	18,760	19,964			
	30% - HS	11,340	12,960	14,580	16,200	17,520	18,810	20,100	21,390			
	33% - HS	12,474	14,256	16,038	17,820	19,272	20,691	22,110	23,529			
	35% - HS	13,230	15,120	17,010	18,900	20,440	21,945	23,450	24,955			
	40% - HS	15,120	17,280	19,440	21,600	23,360	25,080	26,800	28,520			
	45% - HS	17,010	19,440	21,870	24,300	26,280	28,215	30,150	32,085			
	50% - HS	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650			
60% - HS	22,680	25,920	29,160	32,400	35,040	37,620	40,200	42,780				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hardee County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	N/A	N/A	N/A
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192			
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420			
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262			
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490			
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560			
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630			
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700			
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840			
	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120			
120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680				
140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	9,175	10,500	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - HS	10,276	11,760	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - HS	11,010	12,600	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - HS	12,111	13,860	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - HS	12,845	14,700	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - HS	14,680	16,800	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - HS	16,515	18,900	21,240	23,580	25,470	27,360	29,250	31,140			
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hendry County	25%	8,325	9,500	10,700	11,875	12,825	13,775	14,725	15,675	N/A	N/A	N/A
	28%	9,324	10,640	11,984	13,300	14,364	15,428	16,492	17,556			
	30%	9,990	11,400	12,840	14,250	15,390	16,530	17,670	18,810			
	33%	10,989	12,540	14,124	15,675	16,929	18,183	19,437	20,691			
	35%	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945			
	40%	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080			
	45%	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215			
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350			
	60%	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620			
	80%	26,640	30,400	34,240	38,000	41,040	44,080	47,120	50,160			
Median: 43,500	120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240			
	140%	46,620	53,200	59,920	66,500	71,820	77,140	82,460	87,780			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	N/A	N/A	N/A
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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FHFC posted 12/9/2011

**2012 Income Limits  
Florida Housing Finance Corporation  
CWHIP Homeownership Program  
Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Highlands County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,575	9,800	11,025	12,250	13,250	14,225	15,200	16,175			
	28% - HS	9,604	10,976	12,348	13,720	14,840	15,932	17,024	18,116			
	30% - HS	10,290	11,760	13,230	14,700	15,900	17,070	18,240	19,410			
	33% - HS	11,319	12,936	14,553	16,170	17,490	18,777	20,064	21,351			
	35% - HS	12,005	13,720	15,435	17,150	18,550	19,915	21,280	22,645			
	40% - HS	13,720	15,680	17,640	19,600	21,200	22,760	24,320	25,880			
	45% - HS	15,435	17,640	19,845	22,050	23,850	25,605	27,360	29,115			
	50% - HS	17,150	19,600	22,050	24,500	26,500	28,450	30,400	32,350			
60% - HS	20,580	23,520	26,460	29,400	31,800	34,140	36,480	38,820				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Holmes County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,350	9,550	10,750	11,925	12,900	13,850	14,800	15,750			
	28% - HS	9,352	10,696	12,040	13,356	14,448	15,512	16,576	17,640			
	30% - HS	10,020	11,460	12,900	14,310	15,480	16,620	17,760	18,900			
	33% - HS	11,022	12,606	14,190	15,741	17,028	18,282	19,536	20,790			
	35% - HS	11,690	13,370	15,050	16,695	18,060	19,390	20,720	22,050			
	40% - HS	13,360	15,280	17,200	19,080	20,640	22,160	23,680	25,200			
	45% - HS	15,030	17,190	19,350	21,465	23,220	24,930	26,640	28,350			
	50% - HS	16,700	19,100	21,500	23,850	25,800	27,700	29,600	31,500			
60% - HS	20,040	22,920	25,800	28,620	30,960	33,240	35,520	37,800				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Jackson County	25%	8,600	9,825	11,050	12,275	13,275	14,250	15,225	16,225	N/A	N/A	N/A
	28%	9,632	11,004	12,376	13,748	14,868	15,960	17,052	18,172			
	30%	10,320	11,790	13,260	14,730	15,930	17,100	18,270	19,470			
	33%	11,352	12,969	14,586	16,203	17,523	18,810	20,097	21,417			
	35%	12,040	13,755	15,470	17,185	18,585	19,950	21,315	22,715			
	40%	13,760	15,720	17,680	19,640	21,240	22,800	24,360	25,960			
	45%	15,480	17,685	19,890	22,095	23,895	25,650	27,405	29,205			
	50%	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450			
	60%	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940			
	80%	27,520	31,440	35,360	39,280	42,480	45,600	48,720	51,920			
Median: 49,100	120%	41,280	47,160	53,040	58,920	63,720	68,400	73,080	77,880			
	140%	48,160	55,020	61,880	68,740	74,340	79,800	85,260	90,860			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Lafayette County	25%	9,100	10,400	11,700	12,975	14,025	15,075	16,100	17,150	N/A	N/A	N/A
	28%	10,192	11,648	13,104	14,532	15,708	16,884	18,032	19,208			
	30%	10,920	12,480	14,040	15,570	16,830	18,090	19,320	20,580			
	33%	12,012	13,728	15,444	17,127	18,513	19,899	21,252	22,638			
	35%	12,740	14,560	16,380	18,165	19,635	21,105	22,540	24,010			
	40%	14,560	16,640	18,720	20,760	22,440	24,120	25,760	27,440			
	45%	16,380	18,720	21,060	23,355	25,245	27,135	28,980	30,870			
	50%	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300			
	60%	21,840	24,960	28,080	31,140	33,660	36,180	38,640	41,160			
	80%	29,120	33,280	37,440	41,520	44,880	48,240	51,520	54,880			
120%	43,680	49,920	56,160	62,280	67,320	72,360	77,280	82,320				
140%	50,960	58,240	65,520	72,660	78,540	84,420	90,160	96,040				
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,450	10,800	12,150	13,500	14,600	15,675	16,750	17,825			
	28% - HS	10,584	12,096	13,608	15,120	16,352	17,556	18,760	19,964			
	30% - HS	11,340	12,960	14,580	16,200	17,520	18,810	20,100	21,390			
	33% - HS	12,474	14,256	16,038	17,820	19,272	20,691	22,110	23,529			
	35% - HS	13,230	15,120	17,010	18,900	20,440	21,945	23,450	24,955			
	40% - HS	15,120	17,280	19,440	21,600	23,360	25,080	26,800	28,520			
	45% - HS	17,010	19,440	21,870	24,300	26,280	28,215	30,150	32,085			
50% - HS	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650				
60% - HS	22,680	25,920	29,160	32,400	35,040	37,620	40,200	42,780				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Levy County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2009) For use by projects that placed in service at least one building on or before 12/31/2008</b>	25% - HS	9,025	10,300	11,600	12,875	13,925	14,950	15,975	17,000			
	28% - HS	10,108	11,536	12,992	14,420	15,596	16,744	17,892	19,040			
	30% - HS	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400			
	33% - HS	11,913	13,596	15,312	16,995	18,381	19,734	21,087	22,440			
	35% - HS	12,635	14,420	16,240	18,025	19,495	20,930	22,365	23,800			
	40% - HS	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200			
	45% - HS	16,245	18,540	20,880	23,175	25,065	26,910	28,755	30,600			
	50% - HS	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000			
60% - HS	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.



Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Liberty County	25%	9,100	10,400	11,700	12,975	14,025	15,075	16,100	17,150	N/A	N/A	N/A
	28%	10,192	11,648	13,104	14,532	15,708	16,884	18,032	19,208			
	30%	10,920	12,480	14,040	15,570	16,830	18,090	19,320	20,580			
	33%	12,012	13,728	15,444	17,127	18,513	19,899	21,252	22,638			
	35%	12,740	14,560	16,380	18,165	19,635	21,105	22,540	24,010			
	40%	14,560	16,640	18,720	20,760	22,440	24,120	25,760	27,440			
	45%	16,380	18,720	21,060	23,355	25,245	27,135	28,980	30,870			
	50%	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300			
	60%	21,840	24,960	28,080	31,140	33,660	36,180	38,640	41,160			
	80%	29,120	33,280	37,440	41,520	44,880	48,240	51,520	54,880			
120%	43,680	49,920	56,160	62,280	67,320	72,360	77,280	82,320				
140%	50,960	58,240	65,520	72,660	78,540	84,420	90,160	96,040				
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125			
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420			
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950			
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245			
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775			
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600			
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425			
50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250				
60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Madison County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,900	10,175	11,450	12,700	13,725	14,750	15,750	16,775			
	28% - HS	9,968	11,396	12,824	14,224	15,372	16,520	17,640	18,788			
	30% - HS	10,680	12,210	13,740	15,240	16,470	17,700	18,900	20,130			
	33% - HS	11,748	13,431	15,114	16,764	18,117	19,470	20,790	22,143			
	35% - HS	12,460	14,245	16,030	17,780	19,215	20,650	22,050	23,485			
	40% - HS	14,240	16,280	18,320	20,320	21,960	23,600	25,200	26,840			
	45% - HS	16,020	18,315	20,610	22,860	24,705	26,550	28,350	30,195			
	50% - HS	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550			
60% - HS	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
FHFC posted 12/9/2011

**2012 Income Limits  
Florida Housing Finance Corporation  
CWHIP Homeownership Program  
Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Monroe County  Median: 72,400	25%	14,475	16,525	18,600	20,650	22,325	23,975	25,625	27,275	N/A	N/A	N/A
	28%	16,212	18,508	20,832	23,128	25,004	26,852	28,700	30,548			
	30%	17,370	19,830	22,320	24,780	26,790	28,770	30,750	32,730			
	33%	19,107	21,813	24,552	27,258	29,469	31,647	33,825	36,003			
	35%	20,265	23,135	26,040	28,910	31,255	33,565	35,875	38,185			
	40%	23,160	26,440	29,760	33,040	35,720	38,360	41,000	43,640			
	45%	26,055	29,745	33,480	37,170	40,185	43,155	46,125	49,095			
	50%	28,950	33,050	37,200	41,300	44,650	47,950	51,250	54,550			
	60%	34,740	39,660	44,640	49,560	53,580	57,540	61,500	65,460			
	80%	46,320	52,880	59,520	66,080	71,440	76,720	82,000	87,280			
120%	69,480	79,320	89,280	99,120	107,160	115,080	123,000	130,920				
140%	81,060	92,540	104,160	115,640	125,020	134,260	143,500	152,740				
150%	86,850	99,150	111,600	123,900	133,950	143,850	153,750	163,650				
Okeechobee County  Median: 44,900	25%	8,325	9,500	10,700	11,875	12,825	13,775	14,725	15,675	N/A	N/A	N/A
	28%	9,324	10,640	11,984	13,300	14,364	15,428	16,492	17,556			
	30%	9,990	11,400	12,840	14,250	15,390	16,530	17,670	18,810			
	33%	10,989	12,540	14,124	15,675	16,929	18,183	19,437	20,691			
	35%	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945			
	40%	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080			
	45%	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215			
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350			
	60%	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620			
	80%	26,640	30,400	34,240	38,000	41,040	44,080	47,120	50,160			
120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240				
140%	46,620	53,200	59,920	66,500	71,820	77,140	82,460	87,780				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Putnam County	25%	8,050	9,200	10,350	11,475	12,400	13,325	14,250	15,150	N/A	N/A	N/A
	28%	9,016	10,304	11,592	12,852	13,888	14,924	15,960	16,968			
	30%	9,660	11,040	12,420	13,770	14,880	15,990	17,100	18,180			
	33%	10,626	12,144	13,662	15,147	16,368	17,589	18,810	19,998			
	35%	11,270	12,880	14,490	16,065	17,360	18,655	19,950	21,210			
	40%	12,880	14,720	16,560	18,360	19,840	21,320	22,800	24,240			
	45%	14,490	16,560	18,630	20,655	22,320	23,985	25,650	27,270			
	50%	16,100	18,400	20,700	22,950	24,800	26,650	28,500	30,300			
	60%	19,320	22,080	24,840	27,540	29,760	31,980	34,200	36,360			
	80%	25,760	29,440	33,120	36,720	39,680	42,640	45,600	48,480			
120%	38,640	44,160	49,680	55,080	59,520	63,960	68,400	72,720				
140%	45,080	51,520	57,960	64,260	69,440	74,620	79,800	84,840				
<b>HERA Special Limits per Section 142(d)(2)(E) (est. 2010) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i></b>	25% - HS	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850			
	28% - HS	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752			
	30% - HS	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020			
	33% - HS	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922			
	35% - HS	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190			
	40% - HS	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360			
	45% - HS	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530			
	50% - HS	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700			
60% - HS	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Sumter County	25%	8,850	10,100	11,375	12,625	13,650	14,650	15,675	16,675	N/A	N/A	N/A
	28%	9,912	11,312	12,740	14,140	15,288	16,408	17,556	18,676			
	30%	10,620	12,120	13,650	15,150	16,380	17,580	18,810	20,010			
	33%	11,682	13,332	15,015	16,665	18,018	19,338	20,691	22,011			
	35%	12,390	14,140	15,925	17,675	19,110	20,510	21,945	23,345			
	40%	14,160	16,160	18,200	20,200	21,840	23,440	25,080	26,680			
	45%	15,930	18,180	20,475	22,725	24,570	26,370	28,215	30,015			
	50%	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350			
	60%	21,240	24,240	27,300	30,300	32,760	35,160	37,620	40,020			
	80%	28,320	32,320	36,400	40,400	43,680	46,880	50,160	53,360			
Median: 50,500	120%	42,480	48,480	54,600	60,600	65,520	70,320	75,240	80,040			
	140%	49,560	56,560	63,700	70,700	76,440	82,040	87,780	93,380			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Suwannee County	25%	8,100	9,250	10,400	11,550	12,475	13,400	14,325	15,250	N/A	N/A	N/A
	28%	9,072	10,360	11,648	12,936	13,972	15,008	16,044	17,080			
	30%	9,720	11,100	12,480	13,860	14,970	16,080	17,190	18,300			
	33%	10,692	12,210	13,728	15,246	16,467	17,688	18,909	20,130			
	35%	11,340	12,950	14,560	16,170	17,465	18,760	20,055	21,350			
	40%	12,960	14,800	16,640	18,480	19,960	21,440	22,920	24,400			
	45%	14,580	16,650	18,720	20,790	22,455	24,120	25,785	27,450			
	50%	16,200	18,500	20,800	23,100	24,950	26,800	28,650	30,500			
	60%	19,440	22,200	24,960	27,720	29,940	32,160	34,380	36,600			
	80%	25,920	29,600	33,280	36,960	39,920	42,880	45,840	48,800			
120%	38,880	44,400	49,920	55,440	59,880	64,320	68,760	73,200				
140%	45,360	51,800	58,240	64,680	69,860	75,040	80,220	85,400				
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,575	9,800	11,025	12,250	13,250	14,225	15,200	16,175			
	28% - HS	9,604	10,976	12,348	13,720	14,840	15,932	17,024	18,116			
	30% - HS	10,290	11,760	13,230	14,700	15,900	17,070	18,240	19,410			
	33% - HS	11,319	12,936	14,553	16,170	17,490	18,777	20,064	21,351			
	35% - HS	12,005	13,720	15,435	17,150	18,550	19,915	21,280	22,645			
	40% - HS	13,720	15,680	17,640	19,600	21,200	22,760	24,320	25,880			
	45% - HS	15,435	17,640	19,845	22,050	23,850	25,605	27,360	29,115			
50% - HS	17,150	19,600	22,050	24,500	26,500	28,450	30,400	32,350				
60% - HS	20,580	23,520	26,460	29,400	31,800	34,140	36,480	38,820				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
Multifamily Rental  
Bond Program  
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Taylor County	25%	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875	N/A	N/A	N/A
	28%	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780			
	30%	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050			
	33%	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955			
	35%	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225			
	40%	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400			
	45%	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575			
	50%	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750			
	60%	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100			
	80%	26,960	30,800	34,640	38,480	41,600	44,640	47,760	50,800			
120%	40,440	46,200	51,960	57,720	62,400	66,960	71,640	76,200				
140%	47,180	53,900	60,620	67,340	72,800	78,120	83,580	88,900				
<b>HERA Special Limits per Section 142(d)(2)(E)</b> (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,825	10,100	11,350	12,600	13,625	14,625	15,625	16,650			
	28% - HS	9,884	11,312	12,712	14,112	15,260	16,380	17,500	18,648			
	30% - HS	10,590	12,120	13,620	15,120	16,350	17,550	18,750	19,980			
	33% - HS	11,649	13,332	14,982	16,632	17,985	19,305	20,625	21,978			
	35% - HS	12,355	14,140	15,890	17,640	19,075	20,475	21,875	23,310			
	40% - HS	14,120	16,160	18,160	20,160	21,800	23,400	25,000	26,640			
	45% - HS	15,885	18,180	20,430	22,680	24,525	26,325	28,125	29,970			
50% - HS	17,650	20,200	22,700	25,200	27,250	29,250	31,250	33,300				
60% - HS	21,180	24,240	27,240	30,240	32,700	35,100	37,500	39,960				
<b>USDA-Eligible Rural Addresses per Section 42(i)(8)</b>	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600				
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Union County	25%	9,425	10,775	12,125	13,450	14,550	15,625	16,700	17,775	N/A	N/A	N/A
	28%	10,556	12,068	13,580	15,064	16,296	17,500	18,704	19,908			
	30%	11,310	12,930	14,550	16,140	17,460	18,750	20,040	21,330			
	33%	12,441	14,223	16,005	17,754	19,206	20,625	22,044	23,463			
	35%	13,195	15,085	16,975	18,830	20,370	21,875	23,380	24,885			
	40%	15,080	17,240	19,400	21,520	23,280	25,000	26,720	28,440			
	45%	16,965	19,395	21,825	24,210	26,190	28,125	30,060	31,995			
	50%	18,850	21,550	24,250	26,900	29,100	31,250	33,400	35,550			
	60%	22,620	25,860	29,100	32,280	34,920	37,500	40,080	42,660			
	80%	30,160	34,480	38,800	43,040	46,560	50,000	53,440	56,880			
Median: 53,800	120%	45,240	51,720	58,200	64,560	69,840	75,000	80,160	85,320			
	140%	52,780	60,340	67,900	75,320	81,480	87,500	93,520	99,540			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.



Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible 150%
		1	2	3	4	5	6	7	8	65%	80%	
Walton County	25%	9,825	11,225	12,625	14,025	15,150	16,275	17,400	18,525	N/A	N/A	N/A
	28%	11,004	12,572	14,140	15,708	16,968	18,228	19,488	20,748			
	30%	11,790	13,470	15,150	16,830	18,180	19,530	20,880	22,230			
	33%	12,969	14,817	16,665	18,513	19,998	21,483	22,968	24,453			
	35%	13,755	15,715	17,675	19,635	21,210	22,785	24,360	25,935			
	40%	15,720	17,960	20,200	22,440	24,240	26,040	27,840	29,640			
	45%	17,685	20,205	22,725	25,245	27,270	29,295	31,320	33,345			
	50%	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050			
	60%	23,580	26,940	30,300	33,660	36,360	39,060	41,760	44,460			
	80%	31,440	35,920	40,400	44,880	48,480	52,080	55,680	59,280			
Median: 59,300	120%	47,160	53,880	60,600	67,320	72,720	78,120	83,520	88,920			
	140%	55,020	62,860	70,700	78,540	84,840	91,140	97,440	103,740			
<b>HERA Special Limits  per Section 142(d)(2)(E)  (est. 2010)  For use by projects that  placed in service at least  one building on or  before 12/31/2008</b>	25% - HS	10,400	11,875	13,350	14,825	16,025	17,200	18,400	19,575			
	28% - HS	11,648	13,300	14,952	16,604	17,948	19,264	20,608	21,924			
	30% - HS	12,480	14,250	16,020	17,790	19,230	20,640	22,080	23,490			
	33% - HS	13,728	15,675	17,622	19,569	21,153	22,704	24,288	25,839			
	35% - HS	14,560	16,625	18,690	20,755	22,435	24,080	25,760	27,405			
	40% - HS	16,640	19,000	21,360	23,720	25,640	27,520	29,440	31,320			
	45% - HS	18,720	21,375	24,030	26,685	28,845	30,960	33,120	35,235			
	50% - HS	20,800	23,750	26,700	29,650	32,050	34,400	36,800	39,150			
	60% - HS	24,960	28,500	32,040	35,580	38,460	41,280	44,160	46,980			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 12/01/2011  
 FHFC posted 12/9/2011

**2012 Income Limits  
 Florida Housing Finance Corporation  
 CWHIP Homeownership Program  
 Multifamily Rental Programs -- Except HOME and SHIP**

**2012 Income Limits  
 Multifamily Rental  
 Bond Program  
 NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Washington County	25%	8,525	9,725	10,950	12,150	13,125	14,100	15,075	16,050	N/A	N/A	N/A
	28%	9,548	10,892	12,264	13,608	14,700	15,792	16,884	17,976			
	30%	10,230	11,670	13,140	14,580	15,750	16,920	18,090	19,260			
	33%	11,253	12,837	14,454	16,038	17,325	18,612	19,899	21,186			
	35%	11,935	13,615	15,330	17,010	18,375	19,740	21,105	22,470			
	40%	13,640	15,560	17,520	19,440	21,000	22,560	24,120	25,680			
	45%	15,345	17,505	19,710	21,870	23,625	25,380	27,135	28,890			
	50%	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100			
	60%	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520			
	80%	27,280	31,120	35,040	38,880	42,000	45,120	48,240	51,360			
120%	40,920	46,680	52,560	58,320	63,000	67,680	72,360	77,040				
140%	47,740	54,460	61,320	68,040	73,500	78,960	84,420	89,880				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,450	10,800	12,150	13,475	14,575	15,650	16,725	17,800			
	28% - HS	10,584	12,096	13,608	15,092	16,324	17,528	18,732	19,936			
	30% - HS	11,340	12,960	14,580	16,170	17,490	18,780	20,070	21,360			
	33% - HS	12,474	14,256	16,038	17,787	19,239	20,658	22,077	23,496			
	35% - HS	13,230	15,120	17,010	18,865	20,405	21,910	23,415	24,920			
	40% - HS	15,120	17,280	19,440	21,560	23,320	25,040	26,760	28,480			
	45% - HS	17,010	19,440	21,870	24,255	26,235	28,170	30,105	32,040			
	50% - HS	18,900	21,600	24,300	26,950	29,150	31,300	33,450	35,600			
60% - HS	22,680	25,920	29,160	32,340	34,980	37,560	40,140	42,720				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Florida Housing Finance Corporation (FHFC) Income Limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated income limit schedules will be provided when changes occur.

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.