

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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)	25%	10,275	11,725	13,200	14,650	15,825	17,000	18,175	19,350	N/A	46,880	87,900				
	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							
	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							
	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	10,800	12,325	13,875	15,400	16,650	17,875	19,100				20,350	N/A	N/A	N/A
	28% - HS	12,096	13,804	15,540	17,248	18,648	20,020	21,392	22,792							
30% - HS	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420								
33% - HS	14,256	16,269	18,315	20,328	21,978	23,595	25,212	26,862								
35% - HS	15,120	17,255	19,425	21,560	23,310	25,025	26,740	28,490								
40% - HS	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560								
45% - HS	19,440	22,185	24,975	27,720	29,970	32,175	34,380	36,630								
50% - HS	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700								
60% - HS	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840								
Crestview-Fort Walton Beach- Destin MSA (Okaloosa)	25%	11,825	13,500	15,200	16,875	18,225	19,575	20,925	22,275	N/A	N/A	N/A				
	28%	13,244	15,120	17,024	18,900	20,412	21,924	23,436	24,948							
	30%	14,190	16,200	18,240	20,250	21,870	23,490	25,110	26,730							
	33%	15,609	17,820	20,064	22,275	24,057	25,839	27,621	29,403							
	35%	16,555	18,900	21,280	23,625	25,515	27,405	29,295	31,185							
	40%	18,920	21,600	24,320	27,000	29,160	31,320	33,480	35,640							
	45%	21,285	24,300	27,360	30,375	32,805	35,235	37,665	40,095							
	50%	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550							
	60%	28,380	32,400	36,480	40,500	43,740	46,980	50,220	53,460							
	80%	37,840	43,200	48,640	54,000	58,320	62,640	66,960	71,280							
	120%	56,760	64,800	72,960	81,000	87,480	93,960	100,440	106,920							
	140%	66,220	75,600	85,120	94,500	102,060	109,620	117,180	124,740							

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%	
Deltona-Daytona Beach- Ormond Beach MSA (Volusia) Median: 57,100	25%	10,000	11,425	12,850	14,275	15,425	16,575	17,725	18,850	N/A	45,680	85,650
	28%	11,200	12,796	14,392	15,988	17,276	18,564	19,852	21,112			
	30%	12,000	13,710	15,420	17,130	18,510	19,890	21,270	22,620			
	33%	13,200	15,081	16,962	18,843	20,361	21,879	23,397	24,882			
	35%	14,000	15,995	17,990	19,985	21,595	23,205	24,815	26,390			
	40%	16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160			
	45%	18,000	20,565	23,130	25,695	27,765	29,835	31,905	33,930			
	50%	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700			
	60%	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240			
	80%	32,000	36,560	41,120	45,680	49,360	53,040	56,720	60,320			
120%	48,000	54,840	61,680	68,520	74,040	79,560	85,080	90,480				
140%	56,000	63,980	71,960	79,940	86,380	92,820	99,260	105,560				
Gainesville MSA (Alachua/Gilchrist) Median: 54,800	25%	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	N/A	46,640	87,450
	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				
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	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				

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 5/31/2011 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%	
Jacksonville MSA												
Baker County HMFA Median: 57,400	25%	10,050	11,500	12,925	14,350	15,500	16,650	17,800	18,950	N/A	N/A	N/A
	28%	11,256	12,880	14,476	16,072	17,360	18,648	19,936	21,224			
	30%	12,060	13,800	15,510	17,220	18,600	19,980	21,360	22,740			
	33%	13,266	15,180	17,061	18,942	20,460	21,978	23,496	25,014			
	35%	14,070	16,100	18,095	20,090	21,700	23,310	24,920	26,530			
	40%	16,080	18,400	20,680	22,960	24,800	26,640	28,480	30,320			
	45%	18,090	20,700	23,265	25,830	27,900	29,970	32,040	34,110			
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900			
	60%	24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480			
	80%	32,160	36,800	41,360	45,920	49,600	53,280	56,960	60,640			
120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960				
140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120				
Jacksonville HMFA (Clay/Duval/ Nassau/Saint Johns) Median: 66,400	25%	11,625	13,300	14,950	16,600	17,950	19,275	20,600	21,925	43,160	53,120	99,600
	28%	13,020	14,896	16,744	18,592	20,104	21,588	23,072	24,556			
	30%	13,950	15,960	17,940	19,920	21,540	23,130	24,720	26,310			
	33%	15,345	17,556	19,734	21,912	23,694	25,443	27,192	28,941			
	35%	16,275	18,620	20,930	23,240	25,130	26,985	28,840	30,695			
	40%	18,600	21,280	23,920	26,560	28,720	30,840	32,960	35,080			
	45%	20,925	23,940	26,910	29,880	32,310	34,695	37,080	39,465			
	50%	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850			
	60%	27,900	31,920	35,880	39,840	43,080	46,260	49,440	52,620			
	80%	37,200	42,560	47,840	53,120	57,440	61,680	65,920	70,160			
120%	55,800	63,840	71,760	79,680	86,160	92,520	98,880	105,240				
140%	65,100	74,480	83,720	92,960	100,520	107,940	115,360	122,780				
Lakeland-Winter Haven MSA (Polk) Median: 53,800	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			
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				

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 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%	
Miami-Fort Lauderdale-Pompano Beach MSA												
Fort Lauderdale HMFA (Broward)	25%	13,200	15,075	16,950	18,825	20,350	21,850	23,350	24,850	N/A	60,240	112,950
	28%	14,784	16,884	18,984	21,084	22,792	24,472	26,152	27,832			
	30%	15,840	18,090	20,340	22,590	24,420	26,220	28,020	29,820			
	33%	17,424	19,899	22,374	24,849	26,862	28,842	30,822	32,802			
	35%	18,480	21,105	23,730	26,355	28,490	30,590	32,690	34,790			
	40%	21,120	24,120	27,120	30,120	32,560	34,960	37,360	39,760			
	45%	23,760	27,135	30,510	33,885	36,630	39,330	42,030	44,730			
	50%	26,400	30,150	33,900	37,650	40,700	43,700	46,700	49,700			
	60%	31,680	36,180	40,680	45,180	48,840	52,440	56,040	59,640			
	Median: 61,800	80%	42,240	48,240	54,240	60,240	65,120	69,920	74,720			
	120%	63,360	72,360	81,360	90,360	97,680	104,880	112,080	119,280			
	140%	73,920	84,420	94,920	105,420	113,960	122,360	130,760	139,160			
Miami-Miami Beach- Kendall HMFA (Miami-Dade)	25%	12,075	13,800	15,525	17,250	18,650	20,025	21,400	22,775	N/A	N/A	N/A
	28%	13,524	15,456	17,388	19,320	20,888	22,428	23,968	25,508			
	30%	14,490	16,560	18,630	20,700	22,380	24,030	25,680	27,330			
	33%	15,939	18,216	20,493	22,770	24,618	26,433	28,248	30,063			
	35%	16,905	19,320	21,735	24,150	26,110	28,035	29,960	31,885			
	40%	19,320	22,080	24,840	27,600	29,840	32,040	34,240	36,440			
	45%	21,735	24,840	27,945	31,050	33,570	36,045	38,520	40,995			
	50%	24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550			
	60%	28,980	33,120	37,260	41,400	44,760	48,060	51,360	54,660			
	Median: 51,900	80%	38,640	44,160	49,680	55,200	59,680	64,080	68,480			
	120%	57,960	66,240	74,520	82,800	89,520	96,120	102,720	109,320			
	140%	67,620	77,280	86,940	96,600	104,440	112,140	119,840	127,540			

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Bond Program
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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%
West Palm Beach- Boca Raton HMFA (Palm Beach)	25%	13,325	15,225	17,125	19,025	20,550	22,075	23,600	25,125	49,465	N/A	N/A
	28%	14,924	17,052	19,180	21,308	23,016	24,724	26,432	28,140			
	30%	15,990	18,270	20,550	22,830	24,660	26,490	28,320	30,150			
	33%	17,589	20,097	22,605	25,113	27,126	29,139	31,152	33,165			
	35%	18,655	21,315	23,975	26,635	28,770	30,905	33,040	35,175			
	40%	21,320	24,360	27,400	30,440	32,880	35,320	37,760	40,200			
	45%	23,985	27,405	30,825	34,245	36,990	39,735	42,480	45,225			
	50%	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250			
	60%	31,980	36,540	41,100	45,660	49,320	52,980	56,640	60,300			
	80%	42,640	48,720	54,800	60,880	65,760	70,640	75,520	80,400			
Median: 63,300	120%	63,960	73,080	82,200	91,320	98,640	105,960	113,280	120,600			
	140%	74,620	85,260	95,900	106,540	115,080	123,620	132,160	140,700			

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		1	2	3	4	5	6	7	8	65%	80%	150%
Naples-Marco Island MSA (Collier)	25%	12,575	14,375	16,175	17,950	19,400	20,825	22,275	23,700	N/A	N/A	N/A
	28%	14,084	16,100	18,116	20,104	21,728	23,324	24,948	26,544			
	30%	15,090	17,250	19,410	21,540	23,280	24,990	26,730	28,440			
	33%	16,599	18,975	21,351	23,694	25,608	27,489	29,403	31,284			
	35%	17,605	20,125	22,645	25,130	27,160	29,155	31,185	33,180			
	40%	20,120	23,000	25,880	28,720	31,040	33,320	35,640	37,920			
	45%	22,635	25,875	29,115	32,310	34,920	37,485	40,095	42,660			
	50%	25,150	28,750	32,350	35,900	38,800	41,650	44,550	47,400			
	60%	30,180	34,500	38,820	43,080	46,560	49,980	53,460	56,880			
	80%	40,240	46,000	51,760	57,440	62,080	66,640	71,280	75,840			
120%	60,360	69,000	77,640	86,160	93,120	99,960	106,920	113,760				
140%	70,420	80,500	90,580	100,520	108,640	116,620	124,740	132,720				
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	12,775	14,600	16,425	18,225	19,700	21,150	22,600	24,075	N/A	N/A	N/A
	28% - HS	14,308	16,352	18,396	20,412	22,064	23,688	25,312	26,964			
	30% - HS	15,330	17,520	19,710	21,870	23,640	25,380	27,120	28,890			
	33% - HS	16,863	19,272	21,681	24,057	26,004	27,918	29,832	31,779			
	35% - HS	17,885	20,440	22,995	25,515	27,580	29,610	31,640	33,705			
	40% - HS	20,440	23,360	26,280	29,160	31,520	33,840	36,160	38,520			
	45% - HS	22,995	26,280	29,565	32,805	35,460	38,070	40,680	43,335			
50% - HS	25,550	29,200	32,850	36,450	39,400	42,300	45,200	48,150				
60% - HS	30,660	35,040	39,420	43,740	47,280	50,760	54,240	57,780				

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North Port-Bradenton- Sarasota MSA (Manatee/Sarasota)	25%	11,350	12,975	14,600	16,200	17,500	18,800	20,100	21,400	N/A	51,840	97,200
	28%	12,712	14,532	16,352	18,144	19,600	21,056	22,512	23,968			
	30%	13,620	15,570	17,520	19,440	21,000	22,560	24,120	25,680			
	33%	14,982	17,127	19,272	21,384	23,100	24,816	26,532	28,248			
	35%	15,890	18,165	20,440	22,680	24,500	26,320	28,140	29,960			
	40%	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240			
	45%	20,430	23,355	26,280	29,160	31,500	33,840	36,180	38,520			
	50%	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800			
	60%	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360			
	80%	36,320	41,520	46,720	51,840	56,000	60,160	64,320	68,480			
	120%	54,480	62,280	70,080	77,760	84,000	90,240	96,480	102,720			
	140%	63,560	72,660	81,760	90,720	98,000	105,280	112,560	119,840			
	Median: 59,100											
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	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 5/31/2011 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
		1	2	3	4	5	6	7	8	65%	80%	150%
Ocala MSA (Marion)	25%	8,750	10,000	11,250	12,475	13,475	14,475	15,475	16,475	N/A	N/A	N/A
	28%	9,800	11,200	12,600	13,972	15,092	16,212	17,332	18,452			
	30%	10,500	12,000	13,500	14,970	16,170	17,370	18,570	19,770			
	33%	11,550	13,200	14,850	16,467	17,787	19,107	20,427	21,747			
	35%	12,250	14,000	15,750	17,465	18,865	20,265	21,665	23,065			
	40%	14,000	16,000	18,000	19,960	21,560	23,160	24,760	26,360			
	45%	15,750	18,000	20,250	22,455	24,255	26,055	27,855	29,655			
	50%	17,500	20,000	22,500	24,950	26,950	28,950	30,950	32,950			
	60%	21,000	24,000	27,000	29,940	32,340	34,740	37,140	39,540			
	80%	28,000	32,000	36,000	39,920	43,120	46,320	49,520	52,720			
120%	42,000	48,000	54,000	59,880	64,680	69,480	74,280	79,080				
140%	49,000	56,000	63,000	69,860	75,460	81,060	86,660	92,260				
Median: 49,900												
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025			
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068			
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430			
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473			
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835			
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240			
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645			
	50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050			
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860				

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 5/31/2011 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
		1	2	3	4	5	6	7	8	65%	80%	150%
Orlando-Kissimmee-Sanford MSA (Lake/Orange/Osceola/Seminole)	25%	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	N/A	46,640	87,450
	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			
	55%	22,495	25,685	28,875	32,065	34,650	37,235	39,765	42,350			
	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: 57,400											
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	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				

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 5/31/2011 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
		1	2	3	4	5	6	7	8	65%	80%	150%
Palm Bay-Melbourne- Titusville MSA (Brevard)	25%	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750	N/A	N/A	N/A
	28%	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120			
	30%	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700			
	33%	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070			
	35%	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650			
	40%	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600			
	45%	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550			
	50%	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500			
	60%	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400			
	80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200			
120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800				
140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600				
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	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				

Median: 57,800

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 5/31/2011 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 Coast MSA (Flagler)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	N/A	N/A	N/A
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644			
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190			
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509			
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055			
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920			
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785			
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650			
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380			
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840			
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760			
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220			
	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			
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				

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 5/31/2011 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%	
Panama City-Lynn Haven- Panama City Beach MSA (Bay) Median: 57,500	25%	10,075	11,500	12,950	14,375	15,525	16,675	17,825	18,975	N/A	N/A	N/A
	28%	11,284	12,880	14,504	16,100	17,388	18,676	19,964	21,252			
	30%	12,090	13,800	15,540	17,250	18,630	20,010	21,390	22,770			
	33%	13,299	15,180	17,094	18,975	20,493	22,011	23,529	25,047			
	35%	14,105	16,100	18,130	20,125	21,735	23,345	24,955	26,565			
	40%	16,120	18,400	20,720	23,000	24,840	26,680	28,520	30,360			
	45%	18,135	20,700	23,310	25,875	27,945	30,015	32,085	34,155			
	50%	20,150	23,000	25,900	28,750	31,050	33,350	35,650	37,950			
	60%	24,180	27,600	31,080	34,500	37,260	40,020	42,780	45,540			
	80%	32,240	36,800	41,440	46,000	49,680	53,360	57,040	60,720			
120%	48,360	55,200	62,160	69,000	74,520	80,040	85,560	91,080				
140%	56,420	64,400	72,520	80,500	86,940	93,380	99,820	106,260				
Pensacola-Ferry Pass- Brent MSA (Escambia/Santa Rosa) Median: 58,400	25%	10,225	11,700	13,150	14,600	15,775	16,950	18,125	19,275	N/A	N/A	N/A
	28%	11,452	13,104	14,728	16,352	17,668	18,984	20,300	21,588			
	30%	12,270	14,040	15,780	17,520	18,930	20,340	21,750	23,130			
	33%	13,497	15,444	17,358	19,272	20,823	22,374	23,925	25,443			
	35%	14,315	16,380	18,410	20,440	22,085	23,730	25,375	26,985			
	40%	16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840			
	45%	18,405	21,060	23,670	26,280	28,395	30,510	32,625	34,695			
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550			
	60%	24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260			
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680			
120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520				
140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940				

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 5/31/2011 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%				
Port Saint Lucie MSA (Martin/Saint Lucie)	25%	9,925	11,350	12,775	14,175	15,325	16,450	17,600	18,725	N/A	N/A	N/A			
	28%	11,116	12,712	14,308	15,876	17,164	18,424	19,712	20,972						
	30%	11,910	13,620	15,330	17,010	18,390	19,740	21,120	22,470						
	33%	13,101	14,982	16,863	18,711	20,229	21,714	23,232	24,717						
	35%	13,895	15,890	17,885	19,845	21,455	23,030	24,640	26,215						
	40%	15,880	18,160	20,440	22,680	24,520	26,320	28,160	29,960						
	45%	17,865	20,430	22,995	25,515	27,585	29,610	31,680	33,705						
	50%	19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450						
	60%	23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940						
	80%	31,760	36,320	40,880	45,360	49,040	52,640	56,320	59,920						
	120%	47,640	54,480	61,320	68,040	73,560	78,960	84,480	89,880						
	140%	55,580	63,560	71,540	79,380	85,820	92,120	98,560	104,860						
	Median: 56,200														
	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>	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							
Punta Gorda MSA (Charlotte)	25%	9,650	11,025	12,400	13,775	14,900	16,000	17,100	18,200	N/A	N/A	N/A			
	28%	10,808	12,348	13,888	15,428	16,688	17,920	19,152	20,384						
	30%	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840						
	33%	12,738	14,553	16,368	18,183	19,668	21,120	22,572	24,024						
	35%	13,510	15,435	17,360	19,285	20,860	22,400	23,940	25,480						
	40%	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120						
	45%	17,370	19,845	22,320	24,795	26,820	28,800	30,780	32,760						
	50%	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400						
	60%	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680						
	80%	30,880	35,280	39,680	44,080	47,680	51,200	54,720	58,240						
	120%	46,320	52,920	59,520	66,120	71,520	76,800	82,080	87,360						
	140%	54,040	61,740	69,440	77,140	83,440	89,600	95,760	101,920						
Median: 55,100															

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%
Sebastian-Vero Beach MSA (Indian River)	25%	9,925	11,350	12,775	14,175	15,325	16,450	17,600	18,725	N/A	N/A	N/A
	28%	11,116	12,712	14,308	15,876	17,164	18,424	19,712	20,972			
	30%	11,910	13,620	15,330	17,010	18,390	19,740	21,120	22,470			
	33%	13,101	14,982	16,863	18,711	20,229	21,714	23,232	24,717			
	35%	13,895	15,890	17,885	19,845	21,455	23,030	24,640	26,215			
	40%	15,880	18,160	20,440	22,680	24,520	26,320	28,160	29,960			
	45%	17,865	20,430	22,995	25,515	27,585	29,610	31,680	33,705			
	50%	19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450			
	55%	21,835	24,970	28,105	31,185	33,715	36,190	38,720	41,195			
	60%	23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940			
	80%	31,760	36,320	40,880	45,360	49,040	52,640	56,320	59,920			
	120%	47,640	54,480	61,320	68,040	73,560	78,960	84,480	89,880			
	140%	55,580	63,560	71,540	79,380	85,820	92,120	98,560	104,860			
	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	10,450	11,925	13,425	14,900	16,100	17,300	18,500			
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				
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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%
Tallahassee MSA												
Tallahassee HMFA (Gadsden/Leon/ Jefferson)	25%	11,100	12,700	14,275	15,850	17,125	18,400	19,675	20,925	N/A	N/A	N/A
	28%	12,432	14,224	15,988	17,752	19,180	20,608	22,036	23,436			
	30%	13,320	15,240	17,130	19,020	20,550	22,080	23,610	25,110			
	33%	14,652	16,764	18,843	20,922	22,605	24,288	25,971	27,621			
	35%	15,540	17,780	19,985	22,190	23,975	25,760	27,545	29,295			
	40%	17,760	20,320	22,840	25,360	27,400	29,440	31,480	33,480			
	45%	19,980	22,860	25,695	28,530	30,825	33,120	35,415	37,665			
	50%	22,200	25,400	28,550	31,700	34,250	36,800	39,350	41,850			
	60%	26,640	30,480	34,260	38,040	41,100	44,160	47,220	50,220			
	80%	35,520	40,640	45,680	50,720	54,800	58,880	62,960	66,960			
	120%	53,280	60,960	68,520	76,080	82,200	88,320	94,440	100,440			
	140%	62,160	71,120	79,940	88,760	95,900	103,040	110,180	117,180			
	Median: 63,400											
	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	25% - HS	11,150	12,750	14,350	15,925	17,200	18,475	19,750	21,025		
28% - HS		12,488	14,280	16,072	17,836	19,264	20,692	22,120	23,548			
30% - HS		13,380	15,300	17,220	19,110	20,640	22,170	23,700	25,230			
33% - HS		14,718	16,830	18,942	21,021	22,704	24,387	26,070	27,753			
35% - HS		15,610	17,850	20,090	22,295	24,080	25,865	27,650	29,435			
40% - HS		17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640			
45% - HS		20,070	22,950	25,830	28,665	30,960	33,255	35,550	37,845			
50% - HS		22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050			
60% - HS	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460				
80% - HS	35,680	40,800	45,920	50,960	55,040	59,120	63,200	67,280				

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 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%
Wakulla County HMFA	25%	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750	N/A	N/A	N/A
	28%	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120			
	30%	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700			
	33%	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070			
	35%	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650			
	40%	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600			
	45%	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550			
	50%	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500			
	60%	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400			
	80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200			
120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800				
140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600				
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>	25% - HS	11,400	13,025	14,650	16,275	17,600	18,900	20,200	21,500			
	28% - HS	12,768	14,588	16,408	18,228	19,712	21,168	22,624	24,080			
	30% - HS	13,680	15,630	17,580	19,530	21,120	22,680	24,240	25,800			
	33% - HS	15,048	17,193	19,338	21,483	23,232	24,948	26,664	28,380			
	35% - HS	15,960	18,235	20,510	22,785	24,640	26,460	28,280	30,100			
	40% - HS	18,240	20,840	23,440	26,040	28,160	30,240	32,320	34,400			
	45% - HS	20,520	23,445	26,370	29,295	31,680	34,020	36,360	38,700			
50% - HS	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000				
60% - HS	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600				

Median: 65,100

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 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%	
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	20%	7,920	9,040	10,180	11,300	12,220	13,120	14,020	14,920	N/A	45,200	84,750
	25%	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650			
	28%	11,088	12,656	14,252	15,820	17,108	18,368	19,628	20,888			
	30%	11,880	13,560	15,270	16,950	18,330	19,680	21,030	22,380			
	33%	13,068	14,916	16,797	18,645	20,163	21,648	23,133	24,618			
	35%	13,860	15,820	17,815	19,775	21,385	22,960	24,535	26,110			
	40%	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840			
	45%	17,820	20,340	22,905	25,425	27,495	29,520	31,545	33,570			
	50%	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300			
	60%	23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760			
	80%	31,680	36,160	40,720	45,200	48,880	52,480	56,080	59,680			
	120%	47,520	54,240	61,080	67,800	73,320	78,720	84,120	89,520			
	140%	55,440	63,280	71,260	79,100	85,540	91,840	98,140	104,440			
	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			
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: 55,700

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 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%		
Bradford County Median: 50,200	25%	8,800	10,050	11,300	12,550	13,575	14,575	15,575	16,575	N/A	N/A	N/A	
	28%	9,856	11,256	12,656	14,056	15,204	16,324	17,444	18,564				
	30%	10,560	12,060	13,560	15,060	16,290	17,490	18,690	19,890				
	33%	11,616	13,266	14,916	16,566	17,919	19,239	20,559	21,879				
	35%	12,320	14,070	15,820	17,570	19,005	20,405	21,805	23,205				
	40%	14,080	16,080	18,080	20,080	21,720	23,320	24,920	26,520				
	45%	15,840	18,090	20,340	22,590	24,435	26,235	28,035	29,835				
	50%	17,600	20,100	22,600	25,100	27,150	29,150	31,150	33,150				
	60%	21,120	24,120	27,120	30,120	32,580	34,980	37,380	39,780				
	80%	28,160	32,160	36,160	40,160	43,440	46,640	49,840	53,040				
	120%	42,240	48,240	54,240	60,240	65,160	69,960	74,760	79,560				
	140%	49,280	56,280	63,280	70,280	76,020	81,620	87,220	92,820				
	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 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%	
Calhoun County Median: 41,500	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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Bond Program
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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%
Citrus 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			
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	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068			
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430			
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473			
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835			
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240			
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645			
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050				
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860				

Median: 47,500

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011
 FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 48,500	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. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,550	9,775	11,000	12,200	13,200	14,175	15,150				16,125	N/A	N/A	N/A
		28% - HS	9,576	10,948	12,320	13,664	14,784	15,876	16,968				18,060			
30% - HS		10,260	11,730	13,200	14,640	15,840	17,010	18,180	19,350							
33% - HS		11,286	12,903	14,520	16,104	17,424	18,711	19,998	21,285							
35% - HS		11,970	13,685	15,400	17,080	18,480	19,845	21,210	22,575							
40% - HS		13,680	15,640	17,600	19,520	21,120	22,680	24,240	25,800							
45% - HS		15,390	17,595	19,800	21,960	23,760	25,515	27,270	29,025							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 45,100	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,275	9,450	10,625	11,800	12,750	13,700	14,650	15,600			
		28% - HS	9,268	10,584	11,900	13,216	14,280	15,344	16,408	17,472			
30% - HS		9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720				
33% - HS		10,923	12,474	14,025	15,576	16,830	18,084	19,338	20,592				
35% - HS		11,585	13,230	14,875	16,520	17,850	19,180	20,510	21,840				
40% - HS		13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960				
45% - HS		14,895	17,010	19,125	21,240	22,950	24,660	26,370	28,080				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 38,200	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%	8,425	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							
	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	9,750	11,125	12,525	13,900	15,025	16,125	17,250				18,350	N/A	N/A	N/A
		28% - HS	10,920	12,460	14,028	15,568	16,828	18,060	19,320				20,552			
30% - HS		11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020							
33% - HS		12,870	14,685	16,533	18,348	19,833	21,285	22,770	24,222							
35% - HS		13,650	15,575	17,535	19,460	21,035	22,575	24,150	25,690							
40% - HS		15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360							
45% - HS		17,550	20,025	22,545	25,020	27,045	29,025	31,050	33,030							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 46,200	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							
	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	8,400	9,600	10,800	12,000	12,975	13,925	14,900				15,850	N/A	N/A	N/A
		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							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 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**

**2011 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 Median: 50,800	25%	8,700	9,925	11,175	12,400	13,400	14,400	15,400	16,375	N/A	N/A	N/A	
	28%	9,744	11,116	12,516	13,888	15,008	16,128	17,248	18,340				
	30%	10,440	11,910	13,410	14,880	16,080	17,280	18,480	19,650				
	33%	11,484	13,101	14,751	16,368	17,688	19,008	20,328	21,615				
	35%	12,180	13,895	15,645	17,360	18,760	20,160	21,560	22,925				
	40%	13,920	15,880	17,880	19,840	21,440	23,040	24,640	26,200				
	45%	15,660	17,865	20,115	22,320	24,120	25,920	27,720	29,475				
	50%	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750				
	60%	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300				
	80%	27,840	31,760	35,760	39,680	42,880	46,080	49,280	52,400				
	120%	41,760	47,640	53,640	59,520	64,320	69,120	73,920	78,600				
	140%	48,720	55,580	62,580	69,440	75,040	80,640	86,240	91,700				
	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	8,925	10,200	11,475	12,750	13,775	14,800	15,825	16,850			
		28% - HS	9,996	11,424	12,852	14,280	15,428	16,576	17,724	18,872			
30% - HS		10,710	12,240	13,770	15,300	16,530	17,760	18,990	20,220				
33% - HS		11,781	13,464	15,147	16,830	18,183	19,536	20,889	22,242				
35% - HS		12,495	14,280	16,065	17,850	19,285	20,720	22,155	23,590				
40% - HS		14,280	16,320	18,360	20,400	22,040	23,680	25,320	26,960				
45% - HS		16,065	18,360	20,655	22,950	24,795	26,640	28,485	30,330				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 44,600	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	9,350	10,675	12,000	13,325	14,400	15,475	16,525	17,600			
		28% - HS	10,472	11,956	13,440	14,924	16,128	17,332	18,508	19,712			
30% - HS		11,220	12,810	14,400	15,990	17,280	18,570	19,830	21,120				
33% - HS		12,342	14,091	15,840	17,589	19,008	20,427	21,813	23,232				
35% - HS		13,090	14,945	16,800	18,655	20,160	21,665	23,135	24,640				
40% - HS		14,960	17,080	19,200	21,320	23,040	24,760	26,440	28,160				
45% - HS		16,830	19,215	21,600	23,985	25,920	27,855	29,745	31,680				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011
 FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 45,900	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	9,050	10,350	11,650	12,925	13,975	15,000	16,050				17,075	N/A	N/A	N/A
		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							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 42,900	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,300	9,500	10,675	11,850	12,800	13,750	14,700	15,650			
		28% - HS	9,296	10,640	11,956	13,272	14,336	15,400	16,464	17,528			
30% - HS		9,960	11,400	12,810	14,220	15,360	16,500	17,640	18,780				
33% - HS		10,956	12,540	14,091	15,642	16,896	18,150	19,404	20,658				
35% - HS		11,620	13,300	14,945	16,590	17,920	19,250	20,580	21,910				
40% - HS		13,280	15,200	17,080	18,960	20,480	22,000	23,520	25,040				
45% - HS		14,940	17,100	19,215	21,330	23,040	24,750	26,460	28,170				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011
 FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 43,100	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,575	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 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**

**2011 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 Median: 44,500	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,300	9,475	10,650	11,825	12,775	13,725	14,675	15,625			
		28% - HS	9,296	10,612	11,928	13,244	14,308	15,372	16,436	17,500			
30% - HS		9,960	11,370	12,780	14,190	15,330	16,470	17,610	18,750				
33% - HS		10,956	12,507	14,058	15,609	16,863	18,117	19,371	20,625				
35% - HS		11,620	13,265	14,910	16,555	17,885	19,215	20,545	21,875				
40% - HS		13,280	15,160	17,040	18,920	20,440	21,960	23,480	25,000				
45% - HS		14,940	17,055	19,170	21,285	22,995	24,705	26,415	28,125				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 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**

**2011 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%				
Jackson 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						
	Median: 48,500														
	USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000				17,025		
28% - R		10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068						
30% - R		10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430						
33% - R		11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473						
35% - R		12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835						
40% - R		14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240						
45% - R		16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645						
50% - R		18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050						
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860							

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011
 FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 51,500	25%	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350	N/A	N/A	N/A	
	28%	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312				
	30%	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620				
	33%	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582				
	35%	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890				
	40%	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160				
	45%	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430				
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700				
	60%	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240				
	80%	27,760	31,680	35,680	39,600	42,800	46,000	49,120	52,320				
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480				
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560				
	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	9,350	10,675	12,000	13,325	14,400	15,475	16,525	17,600			
		28% - HS	10,472	11,956	13,440	14,924	16,128	17,332	18,508	19,712			
30% - HS		11,220	12,810	14,400	15,990	17,280	18,570	19,830	21,120				
33% - HS		12,342	14,091	15,840	17,589	19,008	20,427	21,813	23,232				
35% - HS		13,090	14,945	16,800	18,655	20,160	21,665	23,135	24,640				
40% - HS		14,960	17,080	19,200	21,320	23,040	24,760	26,440	28,160				
45% - HS		16,830	19,215	21,600	23,985	25,920	27,855	29,745	31,680				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 43,000	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,900	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 54,100	25%	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350	N/A	N/A	N/A	
	28%	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312				
	30%	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620				
	33%	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582				
	35%	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890				
	40%	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160				
	45%	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430				
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700				
	60%	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240				
	80%	27,760	31,680	35,680	39,600	42,800	46,000	49,120	52,320				
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480				
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560				
	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	10,000	11,425	12,850	14,275	15,425	16,575	17,725	18,850			
		28% - HS	11,200	12,796	14,392	15,988	17,276	18,564	19,852	21,112			
30% - HS		12,000	13,710	15,420	17,130	18,510	19,890	21,270	22,620				
33% - HS		13,200	15,081	16,962	18,843	20,361	21,879	23,397	24,882				
35% - HS		14,000	15,995	17,990	19,985	21,595	23,205	24,815	26,390				
40% - HS		16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160				
45% - HS		18,000	20,565	23,130	25,695	27,765	29,835	31,905	33,930				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 44,200	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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	8,800	10,050	11,300	12,550	13,575	14,575	15,575	16,575			
		28% - HS	9,856	11,256	12,656	14,056	15,204	16,324	17,444	18,564			
30% - HS		10,560	12,060	13,560	15,060	16,290	17,490	18,690	19,890				
33% - HS		11,616	13,266	14,916	16,566	17,919	19,239	20,559	21,879				
35% - HS		12,320	14,070	15,820	17,570	19,005	20,405	21,805	23,205				
40% - HS		14,080	16,080	18,080	20,080	21,720	23,320	24,920	26,520				
45% - HS		15,840	18,090	20,340	22,590	24,435	26,235	28,035	29,835				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 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
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**2011 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: 71,400	25%	13,775	15,750	17,725	19,675	21,250	22,825	24,400	25,975	N/A	N/A	N/A	
	28%	15,428	17,640	19,852	22,036	23,800	25,564	27,328	29,092				
	30%	16,530	18,900	21,270	23,610	25,500	27,390	29,280	31,170				
	33%	18,183	20,790	23,397	25,971	28,050	30,129	32,208	34,287				
	35%	19,285	22,050	24,815	27,545	29,750	31,955	34,160	36,365				
	40%	22,040	25,200	28,360	31,480	34,000	36,520	39,040	41,560				
	45%	24,795	28,350	31,905	35,415	38,250	41,085	43,920	46,755				
	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950				
	60%	33,060	37,800	42,540	47,220	51,000	54,780	58,560	62,340				
	80%	44,080	50,400	56,720	62,960	68,000	73,040	78,080	83,120				
	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680				
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460				
	150%	82,650	94,500	106,350	118,050	127,500	136,950	146,400	155,850				
	HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	25% - HS	13,825	15,800	17,775	19,725	21,325	22,900	24,475				26,050
		28% - HS	15,484	17,696	19,908	22,092	23,884	25,648	27,412				29,176
	30% - HS	16,590	18,960	21,330	23,670	25,590	27,480	29,370	31,260				
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	18,249	20,856	23,463	26,037	28,149	30,228	32,307	34,386				
	35% - HS	19,355	22,120	24,885	27,615	29,855	32,060	34,265	36,470				
	40% - HS	22,120	25,280	28,440	31,560	34,120	36,640	39,160	41,680				
	45% - HS	24,885	28,440	31,995	35,505	38,385	41,220	44,055	46,890				
	50% - HS	27,650	31,600	35,550	39,450	42,650	45,800	48,950	52,100				
	60% - HS	33,180	37,920	42,660	47,340	51,180	54,960	58,740	62,520				

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 5/31/2011 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				
		1	2	3	4	5	6	7	8	65%	80%	150%				
Okeechobee County Median: 44,300	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A				
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744							
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940							
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734							
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930							
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920							
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910							
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900							
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880							
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840							
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760							
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720							
	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	8,275	9,450	10,625	11,800	12,750	13,700	14,650				15,600	N/A	N/A	N/A
		28% - HS	9,268	10,584	11,900	13,216	14,280	15,344	16,408				17,472			
30% - HS		9,930	11,340	12,750	14,160	15,300	16,440	17,580	18,720							
33% - HS		10,923	12,474	14,025	15,576	16,830	18,084	19,338	20,592							
35% - HS		11,585	13,230	14,875	16,520	17,850	19,180	20,510	21,840							
40% - HS		13,240	15,120	17,000	18,880	20,400	21,920	23,440	24,960							
45% - HS		14,895	17,010	19,125	21,240	22,950	24,660	26,370	28,080							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 44,500	25%	7,950	9,075	10,200	11,325	12,250	13,150	14,050	14,950	N/A	N/A	N/A	
	28%	8,904	10,164	11,424	12,684	13,720	14,728	15,736	16,744				
	30%	9,540	10,890	12,240	13,590	14,700	15,780	16,860	17,940				
	33%	10,494	11,979	13,464	14,949	16,170	17,358	18,546	19,734				
	35%	11,130	12,705	14,280	15,855	17,150	18,410	19,670	20,930				
	40%	12,720	14,520	16,320	18,120	19,600	21,040	22,480	23,920				
	45%	14,310	16,335	18,360	20,385	22,050	23,670	25,290	26,910				
	50%	15,900	18,150	20,400	22,650	24,500	26,300	28,100	29,900				
	60%	19,080	21,780	24,480	27,180	29,400	31,560	33,720	35,880				
	80%	25,440	29,040	32,640	36,240	39,200	42,080	44,960	47,840				
	120%	38,160	43,560	48,960	54,360	58,800	63,120	67,440	71,760				
	140%	44,520	50,820	57,120	63,420	68,600	73,640	78,680	83,720				
	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>	25% - HS	8,300	9,500	10,675	11,850	12,800	13,750	14,700	15,650			
		28% - HS	9,296	10,640	11,956	13,272	14,336	15,400	16,464	17,528			
30% - HS		9,960	11,400	12,810	14,220	15,360	16,500	17,640	18,780				
33% - HS		10,956	12,540	14,091	15,642	16,896	18,150	19,404	20,658				
35% - HS		11,620	13,300	14,945	16,590	17,920	19,250	20,580	21,910				
40% - HS		13,280	15,200	17,080	18,960	20,480	22,000	23,520	25,040				
45% - HS		14,940	17,100	19,215	21,330	23,040	24,750	26,460	28,170				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%	
Sumter County	25%	8,725	9,975	11,225	12,450	13,450	14,450	15,450	16,450	N/A	N/A	N/A	
	28%	9,772	11,172	12,572	13,944	15,064	16,184	17,304	18,424				
	30%	10,470	11,970	13,470	14,940	16,140	17,340	18,540	19,740				
	33%	11,517	13,167	14,817	16,434	17,754	19,074	20,394	21,714				
	35%	12,215	13,965	15,715	17,430	18,830	20,230	21,630	23,030				
	40%	13,960	15,960	17,960	19,920	21,520	23,120	24,720	26,320				
	45%	15,705	17,955	20,205	22,410	24,210	26,010	27,810	29,610				
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900				
	60%	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480				
	80%	27,920	31,920	35,920	39,840	43,040	46,240	49,440	52,640				
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960				
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120				
	USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000				17,025
		28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920				19,068
30% - R		10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
33% - R		11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
35% - R		12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
40% - R		14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
45% - R		16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011
 FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
 Florida Housing Finance Corporation
 CWHIP Homeownership Program
 Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 45,600	25%	8,000	9,125	10,275	11,400	12,325	13,225	14,150	15,050	N/A	N/A	N/A	
	28%	8,960	10,220	11,508	12,768	13,804	14,812	15,848	16,856				
	30%	9,600	10,950	12,330	13,680	14,790	15,870	16,980	18,060				
	33%	10,560	12,045	13,563	15,048	16,269	17,457	18,678	19,866				
	35%	11,200	12,775	14,385	15,960	17,255	18,515	19,810	21,070				
	40%	12,800	14,600	16,440	18,240	19,720	21,160	22,640	24,080				
	45%	14,400	16,425	18,495	20,520	22,185	23,805	25,470	27,090				
	50%	16,000	18,250	20,550	22,800	24,650	26,450	28,300	30,100				
	60%	19,200	21,900	24,660	27,360	29,580	31,740	33,960	36,120				
	80%	25,600	29,200	32,880	36,480	39,440	42,320	45,280	48,160				
	120%	38,400	43,800	49,320	54,720	59,160	63,480	67,920	72,240				
	140%	44,800	51,100	57,540	63,840	69,020	74,060	79,240	84,280				
	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	25% - HS	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975			
		28% - HS	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892			
30% - HS		10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170				
33% - HS		11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087				
35% - HS		11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365				
40% - HS		13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560				
45% - HS		15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 47,500	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				
	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	8,725	9,975	11,225	12,450	13,450	14,450	15,450	16,450			
		28% - HS	9,772	11,172	12,572	13,944	15,064	16,184	17,304	18,424			
30% - HS		10,470	11,970	13,470	14,940	16,140	17,340	18,540	19,740				
33% - HS		11,517	13,167	14,817	16,434	17,754	19,074	20,394	21,714				
35% - HS		12,215	13,965	15,715	17,430	18,830	20,230	21,630	23,030				
40% - HS		13,960	15,960	17,960	19,920	21,520	23,120	24,720	26,320				
45% - HS		15,705	17,955	20,205	22,410	24,210	26,010	27,810	29,610				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068				
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430				
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473				
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835				
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240				
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645				
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050					
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860					

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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 Median: 53,100	25%	9,000	10,275	11,550	12,825	13,875	14,900	15,925	16,950	N/A	N/A	N/A				
	28%	10,080	11,508	12,936	14,364	15,540	16,688	17,836	18,984							
	30%	10,800	12,330	13,860	15,390	16,650	17,880	19,110	20,340							
	33%	11,880	13,563	15,246	16,929	18,315	19,668	21,021	22,374							
	35%	12,600	14,385	16,170	17,955	19,425	20,860	22,295	23,730							
	40%	14,400	16,440	18,480	20,520	22,200	23,840	25,480	27,120							
	45%	16,200	18,495	20,790	23,085	24,975	26,820	28,665	30,510							
	50%	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900							
	60%	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680							
	80%	28,800	32,880	36,960	41,040	44,400	47,680	50,960	54,240							
	120%	43,200	49,320	55,440	61,560	66,600	71,520	76,440	81,360							
	140%	50,400	57,540	64,680	71,820	77,700	83,440	89,180	94,920							
	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	9,300	10,625	11,950	13,275	14,350	15,400	16,475				17,525	N/A	N/A	N/A
		28% - HS	10,416	11,900	13,384	14,868	16,072	17,248	18,452				19,628			
30% - HS		11,160	12,750	14,340	15,930	17,220	18,480	19,770	21,030							
33% - HS		12,276	14,025	15,774	17,523	18,942	20,328	21,747	23,133							
35% - HS		13,020	14,875	16,730	18,585	20,090	21,560	23,065	24,535							
40% - HS		14,880	17,000	19,120	21,240	22,960	24,640	26,360	28,040							
45% - HS		16,740	19,125	21,510	23,895	25,830	27,720	29,655	31,545							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025	N/A	N/A	N/A				
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068							
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430							
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473							
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835							
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240							
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645							
50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050								
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860								

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%
Walton County	25%	9,375	10,700	12,050	13,375	14,450	15,525	16,600	17,675	N/A	N/A	N/A
	28%	10,500	11,984	13,496	14,980	16,184	17,388	18,592	19,796			
	30%	11,250	12,840	14,460	16,050	17,340	18,630	19,920	21,210			
	33%	12,375	14,124	15,906	17,655	19,074	20,493	21,912	23,331			
	35%	13,125	14,980	16,870	18,725	20,230	21,735	23,240	24,745			
	40%	15,000	17,120	19,280	21,400	23,120	24,840	26,560	28,280			
	45%	16,875	19,260	21,690	24,075	26,010	27,945	29,880	31,815			
	50%	18,750	21,400	24,100	26,750	28,900	31,050	33,200	35,350			
	60%	22,500	25,680	28,920	32,100	34,680	37,260	39,840	42,420			
	80%	30,000	34,240	38,560	42,800	46,240	49,680	53,120	56,560			
Median: 58,500	120%	45,000	51,360	57,840	64,200	69,360	74,520	79,680	84,840			
	140%	52,500	59,920	67,480	74,900	80,920	86,940	92,960	98,980			
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>	25% - HS	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325			
	28% - HS	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644			
	30% - HS	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190			
	33% - HS	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509			
	35% - HS	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055			
	40% - HS	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920			
	45% - HS	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785			
50% - HS	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650				
60% - HS	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380				

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

Effective 5/31/2011

FHFC posted 6/2/2011; Rev. 6/30/2011 (7/20/11 WPB updated)

**2011 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2011 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%	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	N/A	N/A	N/A			
	28%	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752						
	30%	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020						
	33%	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922						
	35%	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190						
	40%	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360						
	45%	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530						
	50%	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700						
	60%	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040						
	80%	26,880	30,720	34,560	38,400	41,520	44,560	47,680	50,720						
	120%	40,320	46,080	51,840	57,600	62,280	66,840	71,520	76,080						
	140%	47,040	53,760	60,480	67,200	72,660	77,980	83,440	88,760						
	Median: 48,000														
	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	9,350	10,675	12,000	13,325	14,400	15,475	16,525				17,600		
28% - HS		10,472	11,956	13,440	14,924	16,128	17,332	18,508	19,712						
30% - HS		11,220	12,810	14,400	15,990	17,280	18,570	19,830	21,120						
33% - HS		12,342	14,091	15,840	17,589	19,008	20,427	21,813	23,232						
35% - HS		13,090	14,945	16,800	18,655	20,160	21,665	23,135	24,640						
40% - HS		14,960	17,080	19,200	21,320	23,040	24,760	26,440	28,160						
45% - HS		16,830	19,215	21,600	23,985	25,920	27,855	29,745	31,680						
50% - HS		18,700	21,350	24,000	26,650	28,800	30,950	33,050	35,200						
60% - HS	22,440	25,620	28,800	31,980	34,560	37,140	39,660	42,240							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,025	10,325	11,600	12,900	13,925	14,975	16,000	17,025						
	28% - R	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068						
	30% - R	10,830	12,390	13,920	15,480	16,710	17,970	19,200	20,430						
	33% - R	11,913	13,629	15,312	17,028	18,381	19,767	21,120	22,473						
	35% - R	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835						
	40% - R	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240						
	45% - R	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645						
	50% - R	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050						
60% - R	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860							

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 5/31/2011 use whichever limits are greater, the current-year limits or the limits in use the preceding year.