

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								2013 Income Limits						
		1	2	3	4	5	6	7	8	Lower		Eligible 150%				
										65%	80%					
Cape Coral-Fort Myers MSA (Lee) Median: 56,300	25%	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	N/A	45,040	84,600				
	28%	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832							
	30%	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320							
	33%	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552							
	35%	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040							
	40%	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760							
	45%	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480							
	50%	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200							
	60%	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640							
	80%	31,600	36,080	40,560	45,040	48,720	52,320	55,920	59,520							
	120%	47,400	54,120	60,840	67,560	73,080	78,480	83,880	89,280							
	140%	55,300	63,140	70,980	78,820	85,260	91,560	97,860	104,160							
	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	10,800	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) Median: 64,000	25%	11,375	13,000	14,625	16,250	17,550	18,850	20,150	21,450	N/A	N/A	N/A				
	28%	12,740	14,560	16,380	18,200	19,656	21,112	22,568	24,024							
	30%	13,650	15,600	17,550	19,500	21,060	22,620	24,180	25,740							
	33%	15,015	17,160	19,305	21,450	23,166	24,882	26,598	28,314							
	35%	15,925	18,200	20,475	22,750	24,570	26,390	28,210	30,030							
	40%	18,200	20,800	23,400	26,000	28,080	30,160	32,240	34,320							
	45%	20,475	23,400	26,325	29,250	31,590	33,930	36,270	38,610							
	50%	22,750	26,000	29,250	32,500	35,100	37,700	40,300	42,900							
	60%	27,300	31,200	35,100	39,000	42,120	45,240	48,360	51,480							
	80%	36,400	41,600	46,800	52,000	56,160	60,320	64,480	68,640							
	120%	54,600	62,400	70,200	78,000	84,240	90,480	96,720	102,960							
140%	63,700	72,800	81,900	91,000	98,280	105,560	112,840	120,120								

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 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%
Deltona-Daytona Beach- Ormond Beach MSA (Volusia)	25%	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650	N/A	45,200	84,750
	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. 2013)	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125		
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420			
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950			
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245			
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775			
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600			
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425			
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250			
	60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900			

Median: 56,500

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 11/30/2012 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**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								2013 Income Limits Multifamily Rental Bond Program NOT by Household Size		
		1	2	3	4	5	6	7	8	Lower		Eligible
		65%	80%	150%								
Gainesville MSA (Alachua/Gilchrist)	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			
Median: 64,000	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	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125			
	28% - HS	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660			
	30% - HS	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350			
	33% - HS	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885			
	35% - HS	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575			
	40% - HS	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800			
	45% - HS	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025			
	50% - HS	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250			
	60% - HS	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700			

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2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size

City (County)	Percentage Category	Number of Persons in Household								Eligible		
		1	2	3	4	5	6	7	8	65%	80%	150%
Jacksonville MSA												
Baker County HMFA	25%	10,350	11,825	13,300	14,775	15,975	17,150	18,325	19,525	N/A	N/A	N/A
	28%	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868			
	30%	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430			
	33%	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773			
	35%	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335			
	40%	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240			
	45%	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145			
	50%	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050			
	60%	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860			
	80%	33,120	37,840	42,560	47,280	51,120	54,880	58,640	62,480			
120%	49,680	56,760	63,840	70,920	76,680	82,320	87,960	93,720				
140%	57,960	66,220	74,480	82,740	89,460	96,040	102,620	109,340				
Median: 59,100												
Jacksonville HMFA (Clay/Duval/ Nassau/Saint Johns)	25%	11,200	12,800	14,400	16,000	17,300	18,575	19,850	21,125	N/A	51,200	96,000
	28%	12,544	14,336	16,128	17,920	19,376	20,804	22,232	23,660			
	30%	13,440	15,360	17,280	19,200	20,760	22,290	23,820	25,350			
	33%	14,784	16,896	19,008	21,120	22,836	24,519	26,202	27,885			
	35%	15,680	17,920	20,160	22,400	24,220	26,005	27,790	29,575			
	40%	17,920	20,480	23,040	25,600	27,680	29,720	31,760	33,800			
	45%	20,160	23,040	25,920	28,800	31,140	33,435	35,730	38,025			
	50%	22,400	25,600	28,800	32,000	34,600	37,150	39,700	42,250			
	60%	26,880	30,720	34,560	38,400	41,520	44,580	47,640	50,700			
	80%	35,840	40,960	46,080	51,200	55,360	59,440	63,520	67,600			
120%	53,760	61,440	69,120	76,800	83,040	89,160	95,280	101,400				
140%	62,720	71,680	80,640	89,600	96,880	104,020	111,160	118,300				
Median: 63,200												
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225			
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892			
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670			
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337			
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115			
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560			
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005			
50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450				
60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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%
Lakeland-Winter Haven MSA (Polk)	25%	9,075	10,375	11,675	12,950	14,000	15,025	16,075	17,100	N/A	N/A	N/A
	28%	10,164	11,620	13,076	14,504	15,680	16,828	18,004	19,152			
	30%	10,890	12,450	14,010	15,540	16,800	18,030	19,290	20,520			
	33%	11,979	13,695	15,411	17,094	18,480	19,833	21,219	22,572			
	35%	12,705	14,525	16,345	18,130	19,600	21,035	22,505	23,940			
	40%	14,520	16,600	18,680	20,720	22,400	24,040	25,720	27,360			
	45%	16,335	18,675	21,015	23,310	25,200	27,045	28,935	30,780			
	50%	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200			
	60%	21,780	24,900	28,020	31,080	33,600	36,060	38,580	41,040			
	80%	29,040	33,200	37,360	41,440	44,800	48,080	51,440	54,720			
Median: 51,000	120%	43,560	49,800	56,040	62,160	67,200	72,120	77,160	82,080			
	140%	50,820	58,100	65,380	72,520	78,400	84,140	90,020	95,760			
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,550	10,900	12,275	13,625	14,725	15,825	16,900	18,000			
	28% - HS	10,696	12,208	13,748	15,260	16,492	17,724	18,928	20,160			
	30% - HS	11,460	13,080	14,730	16,350	17,670	18,990	20,280	21,600			
	33% - HS	12,606	14,388	16,203	17,985	19,437	20,889	22,308	23,760			
	35% - HS	13,370	15,260	17,185	19,075	20,615	22,155	23,660	25,200			
	40% - HS	15,280	17,440	19,640	21,800	23,560	25,320	27,040	28,800			
	45% - HS	17,190	19,620	22,095	24,525	26,505	28,485	30,420	32,400			
50% - HS	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000				
	60% - HS	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200			

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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%		
Miami-Fort Lauderdale-Pompano Beach MSA													
Fort Lauderdale HMFA (Broward)	25%	11,925	13,625	15,325	17,025	18,400	19,750	21,125	22,475	N/A	54,480	102,150	
	28%	13,356	15,260	17,164	19,068	20,608	22,120	23,660	25,172				
	30%	14,310	16,350	18,390	20,430	22,080	23,700	25,350	26,970				
	33%	15,741	17,985	20,229	22,473	24,288	26,070	27,885	29,667				
	35%	16,695	19,075	21,455	23,835	25,760	27,650	29,575	31,465				
	40%	19,080	21,800	24,520	27,240	29,440	31,600	33,800	35,960				
	45%	21,465	24,525	27,585	30,645	33,120	35,550	38,025	40,455				
	50%	23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950				
	60%	28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940				
	80%	38,160	43,600	49,040	54,480	58,880	63,200	67,600	71,920				
120%	57,240	65,400	73,560	81,720	88,320	94,800	101,400	107,880					
140%	66,780	76,300	85,820	95,340	103,040	110,600	118,300	125,860					
Median: 61,700													
Miami-Miami Beach-Kendall HMFA (Miami-Dade)	25%	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600	N/A	N/A	N/A	
	28%	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192				
	30%	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920				
	33%	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512				
	35%	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240				
	40%	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560				
	45%	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880				
	50%	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200				
	60%	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840				
	80%	36,640	41,920	47,120	52,320	56,560	60,720	64,880	69,120				
120%	54,960	62,880	70,680	78,480	84,840	91,080	97,320	103,680					
140%	64,120	73,360	82,460	91,560	98,980	106,260	113,540	120,960					
Median: 49,000													

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		1	2	3	4	5	6	7	8	65%	80%	150%
West Palm Beach- Boca Raton HMFA (Palm Beach)	25%	12,025	13,750	15,475	17,175	18,550	19,925	21,300	22,675	44,655	N/A	N/A
	28%	13,468	15,400	17,332	19,236	20,776	22,316	23,856	25,396			
	30%	14,430	16,500	18,570	20,610	22,260	23,910	25,560	27,210			
	33%	15,873	18,150	20,427	22,671	24,486	26,301	28,116	29,931			
	35%	16,835	19,250	21,665	24,045	25,970	27,895	29,820	31,745			
	40%	19,240	22,000	24,760	27,480	29,680	31,880	34,080	36,280			
	45%	21,645	24,750	27,855	30,915	33,390	35,865	38,340	40,815			
	50%	24,050	27,500	30,950	34,350	37,100	39,850	42,600	45,350			
	60%	28,860	33,000	37,140	41,220	44,520	47,820	51,120	54,420			
	80%	38,480	44,000	49,520	54,960	59,360	63,760	68,160	72,560			
Median: 64,600	120%	57,720	66,000	74,280	82,440	89,040	95,640	102,240	108,840			
	140%	67,340	77,000	86,660	96,180	103,880	111,580	119,280	126,980			
HERA Special Limits per Section 142(d)(2)(E) (est. 2012) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	13,325	15,225	17,125	19,025	20,550	22,075	23,600	25,125			
	28% - HS	14,924	17,052	19,180	21,308	23,016	24,724	26,432	28,140			
	30% - HS	15,990	18,270	20,550	22,830	24,660	26,490	28,320	30,150			
	33% - HS	17,589	20,097	22,605	25,113	27,126	29,139	31,152	33,165			
	35% - HS	18,655	21,315	23,975	26,635	28,770	30,905	33,040	35,175			
	40% - HS	21,320	24,360	27,400	30,440	32,880	35,320	37,760	40,200			
	45% - HS	23,985	27,405	30,825	34,245	36,990	39,735	42,480	45,225			
	50% - HS	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250			
	60% - HS	31,980	36,540	41,100	45,660	49,320	52,980	56,640	60,300			
		140% - HS	74,620	85,260	95,900	106,540	115,080	123,620	132,160	140,700		

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Naples-Marco Island MSA (Collier)	25%	12,125	13,850	15,575	17,300	18,700	20,075	21,475	22,850	N/A	N/A	N/A
	28%	13,580	15,512	17,444	19,376	20,944	22,484	24,052	25,592			
	30%	14,550	16,620	18,690	20,760	22,440	24,090	25,770	27,420			
	33%	16,005	18,282	20,559	22,836	24,684	26,499	28,347	30,162			
	35%	16,975	19,390	21,805	24,220	26,180	28,105	30,065	31,990			
	40%	19,400	22,160	24,920	27,680	29,920	32,120	34,360	36,560			
	45%	21,825	24,930	28,035	31,140	33,660	36,135	38,655	41,130			
	50%	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700			
	60%	29,100	33,240	37,380	41,520	44,880	48,180	51,540	54,840			
	80%	38,800	44,320	49,840	55,360	59,840	64,240	68,720	73,120			
120%	58,200	66,480	74,760	83,040	89,760	96,360	103,080	109,680				
140%	67,900	77,560	87,220	96,880	104,720	112,420	120,260	127,960				
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	12,850	14,700	16,525	18,350	19,825	21,300	22,775	24,225			
	28% - HS	14,392	16,464	18,508	20,552	22,204	23,856	25,508	27,132			
	30% - HS	15,420	17,640	19,830	22,020	23,790	25,560	27,330	29,070			
	33% - HS	16,962	19,404	21,813	24,222	26,169	28,116	30,063	31,977			
	35% - HS	17,990	20,580	23,135	25,690	27,755	29,820	31,885	33,915			
	40% - HS	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760			
	45% - HS	23,130	26,460	29,745	33,030	35,685	38,340	40,995	43,605			
	50% - HS	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450			
60% - HS	30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140				
Median: 65,700												

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 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%
North Port-Bradenton- Sarasota MSA (Manatee/Sarasota)	25%	10,500	12,000	13,500	14,975	16,175	17,375	18,575	19,775	N/A	47,920	89,850
	28%	11,760	13,440	15,120	16,772	18,116	19,460	20,804	22,148			
	30%	12,600	14,400	16,200	17,970	19,410	20,850	22,290	23,730			
	33%	13,860	15,840	17,820	19,767	21,351	22,935	24,519	26,103			
	35%	14,700	16,800	18,900	20,965	22,645	24,325	26,005	27,685			
	40%	16,800	19,200	21,600	23,960	25,880	27,800	29,720	31,640			
	45%	18,900	21,600	24,300	26,955	29,115	31,275	33,435	35,595			
	50%	21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550			
	60%	25,200	28,800	32,400	35,940	38,820	41,700	44,580	47,460			
	80%	33,600	38,400	43,200	47,920	51,760	55,600	59,440	63,280			
120%	50,400	57,600	64,800	71,880	77,640	83,400	89,160	94,920				
140%	58,800	67,200	75,600	83,860	90,580	97,300	104,020	110,740				
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	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				

Median: 59,900

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 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%
Ocala MSA (Marion)	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				
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	8,850	10,100	11,375	12,625	13,650	14,650	15,675	16,675			
	28% - HS	9,912	11,312	12,740	14,140	15,288	16,408	17,556	18,676			
	30% - HS	10,620	12,120	13,650	15,150	16,380	17,580	18,810	20,010			
	33% - HS	11,682	13,332	15,015	16,665	18,018	19,338	20,691	22,011			
	35% - HS	12,390	14,140	15,925	17,675	19,110	20,510	21,945	23,345			
	40% - HS	14,160	16,160	18,200	20,200	21,840	23,440	25,080	26,680			
	45% - HS	15,930	18,180	20,475	22,725	24,570	26,370	28,215	30,015			
	50% - HS	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350			
60% - HS	21,240	24,240	27,300	30,300	32,760	35,160	37,620	40,020				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 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%
Orlando-Kissimmee-Sanford MSA (Lake/Orange/Osceola/Seminole)	25%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	N/A	46,800	87,750
	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			
	55%	22,550	25,740	28,985	32,175	34,760	37,345	39,930	42,515			
	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) <i>(est. 2011)</i> 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				
55% - HS	23,650	27,005	30,360	33,715	36,465	39,160	41,855	44,550				
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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%
Palm Bay-Melbourne-Titusville MSA (Brevard)	25%	10,775	12,300	13,850	15,375	16,625	17,850	19,075	20,300	N/A	N/A	N/A
	28%	12,068	13,776	15,512	17,220	18,620	19,992	21,364	22,736			
	30%	12,930	14,760	16,620	18,450	19,950	21,420	22,890	24,360			
	33%	14,223	16,236	18,282	20,295	21,945	23,562	25,179	26,796			
	35%	15,085	17,220	19,390	21,525	23,275	24,990	26,705	28,420			
	40%	17,240	19,680	22,160	24,600	26,600	28,560	30,520	32,480			
	45%	19,395	22,140	24,930	27,675	29,925	32,130	34,335	36,540			
	50%	21,550	24,600	27,700	30,750	33,250	35,700	38,150	40,600			
	60%	25,860	29,520	33,240	36,900	39,900	42,840	45,780	48,720			
	80%	34,480	39,360	44,320	49,200	53,200	57,120	61,040	64,960			
120%	51,720	59,040	66,480	73,800	79,800	85,680	91,560	97,440				
140%	60,340	68,880	77,560	86,100	93,100	99,960	106,820	113,680				
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: 61,800

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 11/30/2012 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%	
Palm Coast MSA (Flagler)	25%	10,575	12,075	13,575	15,075	16,300	17,500	18,700	19,900	N/A	N/A	N/A
	28%	11,844	13,524	15,204	16,884	18,256	19,600	20,944	22,288			
	30%	12,690	14,490	16,290	18,090	19,560	21,000	22,440	23,880			
	33%	13,959	15,939	17,919	19,899	21,516	23,100	24,684	26,268			
	35%	14,805	16,905	19,005	21,105	22,820	24,500	26,180	27,860			
	40%	16,920	19,320	21,720	24,120	26,080	28,000	29,920	31,840			
	45%	19,035	21,735	24,435	27,135	29,340	31,500	33,660	35,820			
	50%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800			
	60%	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760			
Median: 53,100	80%	33,840	38,640	43,440	48,240	52,160	56,000	59,840	63,680			
	120%	50,760	57,960	65,160	72,360	78,240	84,000	89,760	95,520			
	140%	59,220	67,620	76,020	84,420	91,280	98,000	104,720	111,440			
Panama City-Lynn Haven- Panama City Beach MSA (Bay)	25%	10,125	11,575	13,025	14,450	15,625	16,775	17,925	19,075	N/A	N/A	N/A
	28%	11,340	12,964	14,588	16,184	17,500	18,788	20,076	21,364			
	30%	12,150	13,890	15,630	17,340	18,750	20,130	21,510	22,890			
	33%	13,365	15,279	17,193	19,074	20,625	22,143	23,661	25,179			
	35%	14,175	16,205	18,235	20,230	21,875	23,485	25,095	26,705			
	40%	16,200	18,520	20,840	23,120	25,000	26,840	28,680	30,520			
	45%	18,225	20,835	23,445	26,010	28,125	30,195	32,265	34,335			
	50%	20,250	23,150	26,050	28,900	31,250	33,550	35,850	38,150			
	60%	24,300	27,780	31,260	34,680	37,500	40,260	43,020	45,780			
Median: 57,800	80%	32,400	37,040	41,680	46,240	50,000	53,680	57,360	61,040			
	120%	48,600	55,560	62,520	69,360	75,000	80,520	86,040	91,560			
	140%	56,700	64,820	72,940	80,920	87,500	93,940	100,380	106,820			
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250			
	28% - HS	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560			
	30% - HS	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100			
	33% - HS	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410			
	35% - HS	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950			
	40% - HS	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800			
	45% - HS	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650			
50% - HS	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500				
60% - HS	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Pensacola-Ferry Pass-Brent MSA (Escambia/Santa Rosa)	25%	10,100	11,550	13,000	14,425	15,600	16,750	17,900	19,050	N/A	N/A	N/A
	28%	11,312	12,936	14,560	16,156	17,472	18,760	20,048	21,336			
	30%	12,120	13,860	15,600	17,310	18,720	20,100	21,480	22,860			
	33%	13,332	15,246	17,160	19,041	20,592	22,110	23,628	25,146			
	35%	14,140	16,170	18,200	20,195	21,840	23,450	25,060	26,670			
	40%	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480			
	45%	18,180	20,790	23,400	25,965	28,080	30,150	32,220	34,290			
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100			
	60%	24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720			
	80%	32,320	36,960	41,600	46,160	49,920	53,600	57,280	60,960			
Median: 57,700	120%	48,480	55,440	62,400	69,240	74,880	80,400	85,920	91,440			
	140%	56,560	64,680	72,800	80,780	87,360	93,800	100,240	106,680			
Port Saint Lucie MSA (Martin/Saint Lucie)	25%	9,600	10,975	12,350	13,700	14,800	15,900	17,000	18,100	N/A	N/A	N/A
	28%	10,752	12,292	13,832	15,344	16,576	17,808	19,040	20,272			
	30%	11,520	13,170	14,820	16,440	17,760	19,080	20,400	21,720			
	33%	12,672	14,487	16,302	18,084	19,536	20,988	22,440	23,892			
	35%	13,440	15,365	17,290	19,180	20,720	22,260	23,800	25,340			
	40%	15,360	17,560	19,760	21,920	23,680	25,440	27,200	28,960			
	45%	17,280	19,755	22,230	24,660	26,640	28,620	30,600	32,580			
	50%	19,200	21,950	24,700	27,400	29,600	31,800	34,000	36,200			
	60%	23,040	26,340	29,640	32,880	35,520	38,160	40,800	43,440			
	Median: 53,300	80%	30,720	35,120	39,520	43,840	47,360	50,880	54,400	57,920		
	120%	46,080	52,680	59,280	65,760	71,040	76,320	81,600	86,880			
	140%	53,760	61,460	69,160	76,720	82,880	89,040	95,200	101,360			
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			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Punta Gorda MSA (Charlotte)	25%	9,300	10,625	11,950	13,275	14,350	15,400	16,475	17,525	N/A	N/A	N/A
	28%	10,416	11,900	13,384	14,868	16,072	17,248	18,452	19,628			
	30%	11,160	12,750	14,340	15,930	17,220	18,480	19,770	21,030			
	33%	12,276	14,025	15,774	17,523	18,942	20,328	21,747	23,133			
	35%	13,020	14,875	16,730	18,585	20,090	21,560	23,065	24,535			
	40%	14,880	17,000	19,120	21,240	22,960	24,640	26,360	28,040			
	45%	16,740	19,125	21,510	23,895	25,830	27,720	29,655	31,545			
	50%	18,600	21,250	23,900	26,550	28,700	30,800	32,950	35,050			
	60%	22,320	25,500	28,680	31,860	34,440	36,960	39,540	42,060			
	80%	29,760	34,000	38,240	42,480	45,920	49,280	52,720	56,080			
Median: 53,100	120%	44,640	51,000	57,360	63,720	68,880	73,920	79,080	84,120			
	140%	52,080	59,500	66,920	74,340	80,360	86,240	92,260	98,140			
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,775	11,175	12,575	13,950	15,075	16,200	17,300	18,425			
	28% - HS	10,948	12,516	14,084	15,624	16,884	18,144	19,376	20,636			
	30% - HS	11,730	13,410	15,090	16,740	18,090	19,440	20,760	22,110			
	33% - HS	12,903	14,751	16,599	18,414	19,899	21,384	22,836	24,321			
	35% - HS	13,685	15,645	17,605	19,530	21,105	22,680	24,220	25,795			
	40% - HS	15,640	17,880	20,120	22,320	24,120	25,920	27,680	29,480			
	45% - HS	17,595	20,115	22,635	25,110	27,135	29,160	31,140	33,165			
	50% - HS	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850			
	60% - HS	23,460	26,820	30,180	33,480	36,180	38,880	41,520	44,220			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650	N/A	N/A	N/A
	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			
	55%	21,780	24,860	27,995	31,075	33,605	36,080	38,555	41,030			
	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			
Median: 60,500												
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	10,600	12,100	13,625	15,125	16,350	17,550	18,775	19,975			
	28% - HS	11,872	13,552	15,260	16,940	18,312	19,656	21,028	22,372			
	30% - HS	12,720	14,520	16,350	18,150	19,620	21,060	22,530	23,970			
	33% - HS	13,992	15,972	17,985	19,965	21,582	23,166	24,783	26,367			
	35% - HS	14,840	16,940	19,075	21,175	22,890	24,570	26,285	27,965			
	40% - HS	16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960			
	45% - HS	19,080	21,780	24,525	27,225	29,430	31,590	33,795	35,955			
	50% - HS	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950			
55% - HS	23,320	26,620	29,975	33,275	35,970	38,610	41,305	43,945				
60% - HS	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940				

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 11/30/2012 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
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**2013 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%	10,700	12,225	13,750	15,275	16,500	17,725	18,950	20,175	N/A	N/A	N/A
	28%	11,984	13,692	15,400	17,108	18,480	19,852	21,224	22,596			
	30%	12,840	14,670	16,500	18,330	19,800	21,270	22,740	24,210			
	33%	14,124	16,137	18,150	20,163	21,780	23,397	25,014	26,631			
	35%	14,980	17,115	19,250	21,385	23,100	24,815	26,530	28,245			
	40%	17,120	19,560	22,000	24,440	26,400	28,360	30,320	32,280			
	45%	19,260	22,005	24,750	27,495	29,700	31,905	34,110	36,315			
	50%	21,400	24,450	27,500	30,550	33,000	35,450	37,900	40,350			
	60%	25,680	29,340	33,000	36,660	39,600	42,540	45,480	48,420			
	80%	34,240	39,120	44,000	48,880	52,800	56,720	60,640	64,560			
	120%	51,360	58,680	66,000	73,320	79,200	85,080	90,960	96,840			
	140%	59,920	68,460	77,000	85,540	92,400	99,260	106,120	112,980			
	Median: 60,000											
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	11,275	12,875	14,475	16,075	17,375	18,650	19,950	21,225			
	28% - HS	12,628	14,420	16,212	18,004	19,460	20,888	22,344	23,772			
	30% - HS	13,530	15,450	17,370	19,290	20,850	22,380	23,940	25,470			
	33% - HS	14,883	16,995	19,107	21,219	22,935	24,618	26,334	28,017			
	35% - HS	15,785	18,025	20,265	22,505	24,325	26,110	27,930	29,715			
	40% - HS	18,040	20,600	23,160	25,720	27,800	29,840	31,920	33,960			
	45% - HS	20,295	23,175	26,055	28,935	31,275	33,570	35,910	38,205			
	50% - HS	22,550	25,750	28,950	32,150	34,750	37,300	39,900	42,450			
60% - HS	27,060	30,900	34,740	38,580	41,700	44,760	47,880	50,940				
80% - HS	36,080	41,200	46,320	51,440	55,600	59,680	63,840	67,920				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 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%	11,525	13,175	14,825	16,450	17,775	19,100	20,400	21,725	N/A	N/A	N/A
	28%	12,908	14,756	16,604	18,424	19,908	21,392	22,848	24,332			
	30%	13,830	15,810	17,790	19,740	21,330	22,920	24,480	26,070			
	33%	15,213	17,391	19,569	21,714	23,463	25,212	26,928	28,677			
	35%	16,135	18,445	20,755	23,030	24,885	26,740	28,560	30,415			
	40%	18,440	21,080	23,720	26,320	28,440	30,560	32,640	34,760			
	45%	20,745	23,715	26,685	29,610	31,995	34,380	36,720	39,105			
	50%	23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450			
	60%	27,660	31,620	35,580	39,480	42,660	45,840	48,960	52,140			
	80%	36,880	42,160	47,440	52,640	56,880	61,120	65,280	69,520			
120%	55,320	63,240	71,160	78,960	85,320	91,680	97,920	104,280				
140%	64,540	73,780	83,020	92,120	99,540	106,960	114,240	121,660				
HERA Special Limits per Section 142(d)(2)(E) (est. 2010) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	11,900	13,600	15,300	16,975	18,350	19,700	21,050	22,425			
	28% - HS	13,328	15,232	17,136	19,012	20,552	22,064	23,576	25,116			
	30% - HS	14,280	16,320	18,360	20,370	22,020	23,640	25,260	26,910			
	33% - HS	15,708	17,952	20,196	22,407	24,222	26,004	27,786	29,601			
	35% - HS	16,660	19,040	21,420	23,765	25,690	27,580	29,470	31,395			
	40% - HS	19,040	21,760	24,480	27,160	29,360	31,520	33,680	35,880			
	45% - HS	21,420	24,480	27,540	30,555	33,030	35,460	37,890	40,365			
	50% - HS	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850			
60% - HS	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820				

Median: 67,900

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
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Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								2013 Income Limits Multifamily Rental Bond Program NOT by Household Size		
		1	2	3	4	5	6	7	8	Lower		Eligible
		65%	80%	150%								
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	20%	7,960	9,100	10,240	11,360	12,280	13,180	14,100	15,000	N/A	45,440	85,200
	25%	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750			
	28%	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000			
	30%	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500			
	33%	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750			
	35%	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250			
	40%	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000			
	45%	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750			
	50%	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500			
	60%	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000			
	80%	31,840	36,400	40,960	45,440	49,120	52,720	56,400	60,000			
	120%	47,760	54,600	61,440	68,160	73,680	79,080	84,600	90,000			
	140%	55,720	63,700	71,680	79,520	85,960	92,260	98,700	105,000			
	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	20,825			
28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,324			
30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	25,000			
33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,500			
35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,175			
40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,320			
45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,500			
50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,700			
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	50,000			
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800	66,600			
Median: 56,800												

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 11/30/2012 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%				
Bradford County	25%	8,875	10,125	11,400	12,650	13,675	14,675	15,700	16,700	N/A	N/A	N/A				
	28%	9,940	11,340	12,768	14,168	15,316	16,436	17,584	18,704							
	30%	10,650	12,150	13,680	15,180	16,410	17,610	18,840	20,040							
	33%	11,715	13,365	15,048	16,698	18,051	19,371	20,724	22,044							
	35%	12,425	14,175	15,960	17,710	19,145	20,545	21,980	23,380							
	40%	14,200	16,200	18,240	20,240	21,880	23,480	25,120	26,720							
	45%	15,975	18,225	20,520	22,770	24,615	26,415	28,260	30,060							
	50%	17,750	20,250	22,800	25,300	27,350	29,350	31,400	33,400							
	60%	21,300	24,300	27,360	30,360	32,820	35,220	37,680	40,080							
	80%	28,400	32,400	36,480	40,480	43,760	46,960	50,240	53,440							
	120%	42,600	48,600	54,720	60,720	65,640	70,440	75,360	80,160							
	140%	49,700	56,700	63,840	70,840	76,580	82,180	87,920	93,520							
	HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	25% - HS	8,975	10,250	11,525	12,800	13,825	14,850	15,875				16,900	N/A	N/A	N/A
	<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	28% - HS	10,052	11,480	12,908	14,336	15,484	16,632	17,780				18,928			
30% - HS		10,770	12,300	13,830	15,360	16,590	17,820	19,050	20,280							
33% - HS		11,847	13,530	15,213	16,896	18,249	19,602	20,955	22,308							
35% - HS		12,565	14,350	16,135	17,920	19,355	20,790	22,225	23,660							
40% - HS		14,360	16,400	18,440	20,480	22,120	23,760	25,400	27,040							
45% - HS		16,155	18,450	20,745	23,040	24,885	26,730	28,575	30,420							
50% - HS		17,950	20,500	23,050	25,600	27,650	29,700	31,750	33,800							
60% - HS		21,540	24,600	27,660	30,720	33,180	35,640	38,100	40,560							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300							
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376							
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760							
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836							
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220							
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680							
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140							
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600							
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520								

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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	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				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025			
	28% - HS	9,520	10,864	12,236	13,580	14,672	15,764	16,856	17,948			
	30% - HS	10,200	11,640	13,110	14,550	15,720	16,890	18,060	19,230			
	33% - HS	11,220	12,804	14,421	16,005	17,292	18,579	19,866	21,153			
	35% - HS	11,900	13,580	15,295	16,975	18,340	19,705	21,070	22,435			
	40% - HS	13,600	15,520	17,480	19,400	20,960	22,520	24,080	25,640			
	45% - HS	15,300	17,460	19,665	21,825	23,580	25,335	27,090	28,845			
	50% - HS	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050			
60% - HS	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Citrus 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				
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,425	9,625	10,825	12,025	13,000	13,950	14,925	15,875			
	28% - HS	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780			
	30% - HS	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050			
	33% - HS	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955			
	35% - HS	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225			
	40% - HS	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400			
	45% - HS	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575			
	50% - HS	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750			
60% - HS	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Columbia County	25%	8,400	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				
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	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350			
	28% - HS	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312			
	30% - HS	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620			
	33% - HS	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582			
	35% - HS	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890			
	40% - HS	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160			
	45% - HS	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430			
	50% - HS	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700			
60% - HS	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
DeSoto County	25%	8,400	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: 41,400											
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Dixie County	25%	8,400	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				
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	8,700	9,925	11,175	12,400	13,400	14,400	15,400	16,375			
	28% - HS	9,744	11,116	12,516	13,888	15,008	16,128	17,248	18,340			
	30% - HS	10,440	11,910	13,410	14,880	16,080	17,280	18,480	19,650			
	33% - HS	11,484	13,101	14,751	16,368	17,688	19,008	20,328	21,615			
	35% - HS	12,180	13,895	15,645	17,360	18,760	20,160	21,560	22,925			
	40% - HS	13,920	15,880	17,880	19,840	21,440	23,040	24,640	26,200			
	45% - HS	15,660	17,865	20,115	22,320	24,120	25,920	27,720	29,475			
	50% - HS	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750			
60% - HS	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%	8,575	9,800	11,025	12,250	13,250	14,225	15,200	16,175	N/A	N/A	N/A				
	28%	9,604	10,976	12,348	13,720	14,840	15,932	17,024	18,116							
	30%	10,290	11,760	13,230	14,700	15,900	17,070	18,240	19,410							
	33%	11,319	12,936	14,553	16,170	17,490	18,777	20,064	21,351							
	35%	12,005	13,720	15,435	17,150	18,550	19,915	21,280	22,645							
	40%	13,720	15,680	17,640	19,600	21,200	22,760	24,320	25,880							
	45%	15,435	17,640	19,845	22,050	23,850	25,605	27,360	29,115							
	50%	17,150	19,600	22,050	24,500	26,500	28,450	30,400	32,350							
	60%	20,580	23,520	26,460	29,400	31,800	34,140	36,480	38,820							
	80%	27,440	31,360	35,280	39,200	42,400	45,520	48,640	51,760							
	120%	41,160	47,040	52,920	58,800	63,600	68,280	72,960	77,640							
	140%	48,020	54,880	61,740	68,600	74,200	79,660	85,120	90,580							
	Median: 49,000															
	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	9,925	11,325	12,750	14,150	15,300	16,425	17,550				18,700			
28% - HS		11,116	12,684	14,280	15,848	17,136	18,396	19,656	20,944							
30% - HS		11,910	13,590	15,300	16,980	18,360	19,710	21,060	22,440							
33% - HS		13,101	14,949	16,830	18,678	20,196	21,681	23,166	24,684							
35% - HS		13,895	15,855	17,850	19,810	21,420	22,995	24,570	26,180							
40% - HS		15,880	18,120	20,400	22,640	24,480	26,280	28,080	29,920							
45% - HS		17,865	20,385	22,950	25,470	27,540	29,565	31,590	33,660							
50% - HS		19,850	22,650	25,500	28,300	30,600	32,850	35,100	37,400							
60% - HS	23,820	27,180	30,600	33,960	36,720	39,420	42,120	44,880								
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300							
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376							
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760							
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836							
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220							
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680							
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140							
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600							
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520								

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Glades 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				
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	8,525	9,725	10,950	12,150	13,125	14,100	15,075	16,050			
	28% - HS	9,548	10,892	12,264	13,608	14,700	15,792	16,884	17,976			
	30% - HS	10,230	11,670	13,140	14,580	15,750	16,920	18,090	19,260			
	33% - HS	11,253	12,837	14,454	16,038	17,325	18,612	19,899	21,186			
	35% - HS	11,935	13,615	15,330	17,010	18,375	19,740	21,105	22,470			
	40% - HS	13,640	15,560	17,520	19,440	21,000	22,560	24,120	25,680			
	45% - HS	15,345	17,505	19,710	21,870	23,625	25,380	27,135	28,890			
	50% - HS	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100			
60% - HS	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Gulf County	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				
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,050	10,350	11,650	12,925	13,975	15,000	16,050	17,075			
	28% - HS	10,136	11,592	13,048	14,476	15,652	16,800	17,976	19,124			
	30% - HS	10,860	12,420	13,980	15,510	16,770	18,000	19,260	20,490			
	33% - HS	11,946	13,662	15,378	17,061	18,447	19,800	21,186	22,539			
	35% - HS	12,670	14,490	16,310	18,095	19,565	21,000	22,470	23,905			
	40% - HS	14,480	16,560	18,640	20,680	22,360	24,000	25,680	27,320			
	45% - HS	16,290	18,630	20,970	23,265	25,155	27,000	28,890	30,735			
	50% - HS	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150			
60% - HS	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hamilton County	25%	8,425	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. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,350	11,825	13,300	14,775	15,975	17,150	18,325	19,525			
	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hardee County	25%	8,400	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				
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	9,175	10,500	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - HS	10,276	11,760	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - HS	11,010	12,600	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - HS	12,111	13,860	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - HS	12,845	14,700	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - HS	14,680	16,800	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - HS	16,515	18,900	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - HS	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600			
60% - HS	22,020	25,200	28,320	31,440	33,960	36,480	39,000	41,520				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Hendry County	25%	8,400	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			
Median: 41,000	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			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
	60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012
 FHFC posted 12/13/2012

2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP

2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size

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

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Holmes County	25%	8,400	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: 45,400												
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Jackson County	25%	9,025	10,300	11,600	12,875	13,925	14,950	15,975	17,000	N/A	N/A	N/A
	28%	10,108	11,536	12,992	14,420	15,596	16,744	17,892	19,040			
	30%	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400			
	33%	11,913	13,596	15,312	16,995	18,381	19,734	21,087	22,440			
	35%	12,635	14,420	16,240	18,025	19,495	20,930	22,365	23,800			
	40%	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200			
	45%	16,245	18,540	20,880	23,175	25,065	26,910	28,755	30,600			
	50%	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000			
	60%	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800			
	80%	28,880	32,960	37,120	41,200	44,560	47,840	51,120	54,400			
120%	43,320	49,440	55,680	61,800	66,840	71,760	76,680	81,600				
140%	50,540	57,680	64,960	72,100	77,980	83,720	89,460	95,200				
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,225	10,550	11,875	13,175	14,250	15,300	16,350	17,400			
	28% - HS	10,332	11,816	13,300	14,756	15,960	17,136	18,312	19,488			
	30% - HS	11,070	12,660	14,250	15,810	17,100	18,360	19,620	20,880			
	33% - HS	12,177	13,926	15,675	17,391	18,810	20,196	21,582	22,968			
	35% - HS	12,915	14,770	16,625	18,445	19,950	21,420	22,890	24,360			
	40% - HS	14,760	16,880	19,000	21,080	22,800	24,480	26,160	27,840			
	45% - HS	16,605	18,990	21,375	23,715	25,650	27,540	29,430	31,320			
	50% - HS	18,450	21,100	23,750	26,350	28,500	30,600	32,700	34,800			
60% - HS	22,140	25,320	28,500	31,620	34,200	36,720	39,240	41,760				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Eligible		
		1	2	3	4	5	6	7	8	Lower		150%
		65%	80%									
Lafayette County	25%	9,525	10,900	12,250	13,600	14,700	15,800	16,875	17,975	N/A	N/A	N/A
	28%	10,668	12,208	13,720	15,232	16,464	17,696	18,900	20,132			
	30%	11,430	13,080	14,700	16,320	17,640	18,960	20,250	21,570			
	33%	12,573	14,388	16,170	17,952	19,404	20,856	22,275	23,727			
	35%	13,335	15,260	17,150	19,040	20,580	22,120	23,625	25,165			
	40%	15,240	17,440	19,600	21,760	23,520	25,280	27,000	28,760			
	45%	17,145	19,620	22,050	24,480	26,460	28,440	30,375	32,355			
	50%	19,050	21,800	24,500	27,200	29,400	31,600	33,750	35,950			
	60%	22,860	26,160	29,400	32,640	35,280	37,920	40,500	43,140			
	80%	30,480	34,880	39,200	43,520	47,040	50,560	54,000	57,520			
	120%	45,720	52,320	58,800	65,280	70,560	75,840	81,000	86,280			
	140%	53,340	61,040	68,600	76,160	82,320	88,480	94,500	100,660			
	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	10,400	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				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Levy County	25%	8,400	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			
	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	9,525	10,900	12,250	13,600	14,700	15,800	16,875			
28% - HS		10,668	12,208	13,720	15,232	16,464	17,696	18,900	20,132			
30% - HS		11,430	13,080	14,700	16,320	17,640	18,960	20,250	21,570			
33% - HS		12,573	14,388	16,170	17,952	19,404	20,856	22,275	23,727			
35% - HS		13,335	15,260	17,150	19,040	20,580	22,120	23,625	25,165			
40% - HS		15,240	17,440	19,600	21,760	23,520	25,280	27,000	28,760			
45% - HS		17,145	19,620	22,050	24,480	26,460	28,440	30,375	32,355			
50% - HS		19,050	21,800	24,500	27,200	29,400	31,600	33,750	35,950			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	N/A	N/A	N/A
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Liberty County	25%	9,075	10,375	11,675	12,950	14,000	15,025	16,075	17,100	N/A	N/A	N/A
	28%	10,164	11,620	13,076	14,504	15,680	16,828	18,004	19,152			
	30%	10,890	12,450	14,010	15,540	16,800	18,030	19,290	20,520			
	33%	11,979	13,695	15,411	17,094	18,480	19,833	21,219	22,572			
	35%	12,705	14,525	16,345	18,130	19,600	21,035	22,505	23,940			
	40%	14,520	16,600	18,680	20,720	22,400	24,040	25,720	27,360			
	45%	16,335	18,675	21,015	23,310	25,200	27,045	28,935	30,780			
	50%	18,150	20,750	23,350	25,900	28,000	30,050	32,150	34,200			
	60%	21,780	24,900	28,020	31,080	33,600	36,060	38,580	41,040			
	80%	29,040	33,200	37,360	41,440	44,800	48,080	51,440	54,720			
120%	43,560	49,800	56,040	62,160	67,200	72,120	77,160	82,080				
140%	50,820	58,100	65,380	72,520	78,400	84,140	90,020	95,760				
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	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125			
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420			
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950			
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245			
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775			
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600			
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425			
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250			
60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Madison County	25%	8,425	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	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625			
	28% - HS	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860			
	30% - HS	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350			
	33% - HS	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585			
	35% - HS	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075			
	40% - HS	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800			
	45% - HS	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525			
	50% - HS	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250			
60% - HS	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP

2013 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: 63,300	25%	15,175	17,350	19,525	21,675	23,425	25,150	26,900	28,625	N/A	N/A	N/A
	28%	16,996	19,432	21,868	24,276	26,236	28,168	30,128	32,060			
	30%	18,210	20,820	23,430	26,010	28,110	30,180	32,280	34,350			
	33%	20,031	22,902	25,773	28,611	30,921	33,198	35,508	37,785			
	35%	21,245	24,290	27,335	30,345	32,795	35,210	37,660	40,075			
	40%	24,280	27,760	31,240	34,680	37,480	40,240	43,040	45,800			
	45%	27,315	31,230	35,145	39,015	42,165	45,270	48,420	51,525			
	50%	30,350	34,700	39,050	43,350	46,850	50,300	53,800	57,250			
	60%	36,420	41,640	46,860	52,020	56,220	60,360	64,560	68,700			
	80%	48,560	55,520	62,480	69,360	74,960	80,480	86,080	91,600			
Okeechobee County Median: 45,900	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			
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300	N/A	N/A	N/A
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Putnam County	25%	8,400	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: 40,400											
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%	9,275	10,600	11,925	13,250	14,325	15,375	16,450	17,500	N/A	N/A	N/A
	28%	10,388	11,872	13,356	14,840	16,044	17,220	18,424	19,600			
	30%	11,130	12,720	14,310	15,900	17,190	18,450	19,740	21,000			
	33%	12,243	13,992	15,741	17,490	18,909	20,295	21,714	23,100			
	35%	12,985	14,840	16,695	18,550	20,055	21,525	23,030	24,500			
	40%	14,840	16,960	19,080	21,200	22,920	24,600	26,320	28,000			
	45%	16,695	19,080	21,465	23,850	25,785	27,675	29,610	31,500			
	50%	18,550	21,200	23,850	26,500	28,650	30,750	32,900	35,000			
	60%	22,260	25,440	28,620	31,800	34,380	36,900	39,480	42,000			
	80%	29,680	33,920	38,160	42,400	45,840	49,200	52,640	56,000			
120%	44,520	50,880	57,240	63,600	68,760	73,800	78,960	84,000				
140%	51,940	59,360	66,780	74,200	80,220	86,100	92,120	98,000				
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,650	11,025	12,400	13,775	14,900	16,000	17,100	18,200			
	28% - HS	10,808	12,348	13,888	15,428	16,688	17,920	19,152	20,384			
	30% - HS	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840			
	33% - HS	12,738	14,553	16,368	18,183	19,668	21,120	22,572	24,024			
	35% - HS	13,510	15,435	17,360	19,285	20,860	22,400	23,940	25,480			
	40% - HS	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120			
	45% - HS	17,370	19,845	22,320	24,795	26,820	28,800	30,780	32,760			
	50% - HS	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400			
60% - HS	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%
Suwannee 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				
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	8,875	10,150	11,425	12,675	13,700	14,725	15,725	16,750			
	28% - HS	9,940	11,368	12,796	14,196	15,344	16,492	17,612	18,760			
	30% - HS	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100			
	33% - HS	11,715	13,398	15,081	16,731	18,084	19,437	20,757	22,110			
	35% - HS	12,425	14,210	15,995	17,745	19,180	20,615	22,015	23,450			
	40% - HS	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800			
	45% - HS	15,975	18,270	20,565	22,815	24,660	26,505	28,305	30,150			
	50% - HS	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500			
60% - HS	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 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**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Taylor County	25%	8,575	9,800	11,025	12,225	13,225	14,200	15,175	16,150			
	28%	9,604	10,976	12,348	13,692	14,812	15,904	16,996	18,088			
	30%	10,290	11,760	13,230	14,670	15,870	17,040	18,210	19,380			
	33%	11,319	12,936	14,553	16,137	17,457	18,744	20,031	21,318			
	35%	12,005	13,720	15,435	17,115	18,515	19,880	21,245	22,610			
	40%	13,720	15,680	17,640	19,560	21,160	22,720	24,280	25,840			
	45%	15,435	17,640	19,845	22,005	23,805	25,560	27,315	29,070			
	50%	17,150	19,600	22,050	24,450	26,450	28,400	30,350	32,300			
	60%	20,580	23,520	26,460	29,340	31,740	34,080	36,420	38,760			
	80%	27,440	31,360	35,280	39,120	42,320	45,440	48,560	51,680			
120%	41,160	47,040	52,920	58,680	63,480	68,160	72,840	77,520				
140%	48,020	54,880	61,740	68,460	74,060	79,520	84,980	90,440				
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	9,000	10,275	11,550	12,825	13,875	14,900	15,925	16,950			
	28% - HS	10,080	11,508	12,936	14,364	15,540	16,688	17,836	18,984			
	30% - HS	10,800	12,330	13,860	15,390	16,650	17,880	19,110	20,340			
	33% - HS	11,880	13,563	15,246	16,929	18,315	19,668	21,021	22,374			
	35% - HS	12,600	14,385	16,170	17,955	19,425	20,860	22,295	23,730			
	40% - HS	14,400	16,440	18,480	20,520	22,200	23,840	25,480	27,120			
	45% - HS	16,200	18,495	20,790	23,085	24,975	26,820	28,665	30,510			
	50% - HS	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900			
60% - HS	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD release date: 12/11/2012

FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 Income Limits
Multifamily Rental
Bond Program
NOT by Household Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Union County	25%	9,875	11,300	12,700	14,100	15,250	16,375	17,500	18,625	N/A	N/A	N/A
	28%	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860			
	30%	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350			
	33%	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585			
	35%	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075			
	40%	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800			
	45%	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525			
	50%	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250			
	60%	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700			
	80%	31,600	36,160	40,640	45,120	48,800	52,400	56,000	59,600			
120%	47,400	54,240	60,960	67,680	73,200	78,600	84,000	89,400				
140%	55,300	63,280	71,120	78,960	85,400	91,700	98,000	104,300				
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750			
	28% - HS	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000			
	30% - HS	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500			
	33% - HS	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750			
	35% - HS	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250			
	40% - HS	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000			
	45% - HS	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750			
	50% - HS	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500			
60% - HS	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000				
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300			
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376			
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760			
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836			
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220			
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680			
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140			
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600			
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520				

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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FHFC posted 12/13/2012

**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%	10,325	11,800	13,275	14,725	15,925	17,100	18,275	19,450	N/A	N/A	N/A
	28%	11,564	13,216	14,868	16,492	17,836	19,152	20,468	21,784			
	30%	12,390	14,160	15,930	17,670	19,110	20,520	21,930	23,340			
	33%	13,629	15,576	17,523	19,437	21,021	22,572	24,123	25,674			
	35%	14,455	16,520	18,585	20,615	22,295	23,940	25,585	27,230			
	40%	16,520	18,880	21,240	23,560	25,480	27,360	29,240	31,120			
	45%	18,585	21,240	23,895	26,505	28,665	30,780	32,895	35,010			
	50%	20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900			
	60%	24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680			
	80%	33,040	37,760	42,480	47,120	50,960	54,720	58,480	62,240			
Median: 59,800	120%	49,560	56,640	63,720	70,680	76,440	82,080	87,720	93,360			
	140%	57,820	66,080	74,340	82,460	89,180	95,760	102,340	108,920			
HERA Special Limits per Section 142(d)(2)(E) (est. 2010) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	10,475	11,975	13,475	14,950	16,150	17,350	18,550	19,750			
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120			
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700			
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070			
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650			
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600			
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550			
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500			
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400			

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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**2013 Income Limits
Florida Housing Finance Corporation
CWHIP Homeownership Program
Multifamily Rental Programs -- Except HOME and SHIP**

**2013 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%	8,700	9,950	11,200	12,425	13,425	14,425	15,425	16,425	N/A	N/A	N/A			
	28%	9,744	11,144	12,544	13,916	15,036	16,156	17,276	18,396						
	30%	10,440	11,940	13,440	14,910	16,110	17,310	18,510	19,710						
	33%	11,484	13,134	14,784	16,401	17,721	19,041	20,361	21,681						
	35%	12,180	13,930	15,680	17,395	18,795	20,195	21,595	22,995						
	40%	13,920	15,920	17,920	19,880	21,480	23,080	24,680	26,280						
	45%	15,660	17,910	20,160	22,365	24,165	25,965	27,765	29,565						
	50%	17,400	19,900	22,400	24,850	26,850	28,850	30,850	32,850						
	60%	20,880	23,880	26,880	29,820	32,220	34,620	37,020	39,420						
	80%	27,840	31,840	35,840	39,760	42,960	46,160	49,360	52,560						
	120%	41,760	47,760	53,760	59,640	64,440	69,240	74,040	78,840						
	140%	48,720	55,720	62,720	69,580	75,180	80,780	86,380	91,980						
	Median: 49,700														
	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	9,675	11,050	12,425	13,800	14,925	16,025	17,125				18,225		
28% - HS		10,836	12,376	13,916	15,456	16,716	17,948	19,180	20,412						
30% - HS		11,610	13,260	14,910	16,560	17,910	19,230	20,550	21,870						
33% - HS		12,771	14,586	16,401	18,216	19,701	21,153	22,605	24,057						
35% - HS		13,545	15,470	17,395	19,320	20,895	22,435	23,975	25,515						
40% - HS		15,480	17,680	19,880	22,080	23,880	25,640	27,400	29,160						
45% - HS		17,415	19,890	22,365	24,840	26,865	28,845	30,825	32,805						
50% - HS		19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450						
60% - HS	23,220	26,520	29,820	33,120	35,820	38,460	41,100	43,740							
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,175	10,475	11,800	13,100	14,150	15,200	16,250	17,300						
	28% - R	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376						
	30% - R	11,010	12,570	14,160	15,720	16,980	18,240	19,500	20,760						
	33% - R	12,111	13,827	15,576	17,292	18,678	20,064	21,450	22,836						
	35% - R	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220						
	40% - R	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680						
	45% - R	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140						
	50% - R	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600						
60% - R	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520							

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

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 11/30/2012 use whichever limits are greater, the current-year limits or the limits in use the preceding year.