

HUD Release Date: 12/18/2013
 HUD Revised 30% (ELI) effective 7/1/2014
 Re-posted without sized greater than 8 persons

2014 Income Limits
Florida Housing Finance Corporation
State Housing Initiatives Partnership (SHIP) Program

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Cape Coral-Fort Myers MSA (Lee) Median: 58,000	30%	12,200	15,730	19,790	23,850	27,910	31,970	36,000	38,300
	50%	20,300	23,200	26,100	29,000	31,350	33,650	36,000	38,300
	80%	32,500	37,150	41,800	46,400	50,150	53,850	57,550	61,250
	120%	48,720	55,680	62,640	69,600	75,240	80,760	86,400	91,920
	140%	56,840	64,960	73,080	81,200	87,780	94,220	100,800	107,240
Crestview-Fort Walton Beach- Destin MSA (Okaloosa) Median: 62,800	30%	13,200	15,730	19,790	23,850	27,910	31,970	36,030	40,090
	50%	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450
	80%	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350
	120%	52,800	60,360	67,920	75,360	81,480	87,480	93,480	99,480
	140%	61,600	70,420	79,240	87,920	95,060	102,060	109,060	116,060
Deltona-Daytona Beach- Ormond Beach MSA (Volusia) Median: 51,500	30%	11,670	15,730	19,790	23,850	27,910	31,150	33,300	35,450
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450
	80%	30,100	34,400	38,700	42,950	46,400	49,850	53,300	56,700
	120%	45,120	51,600	58,080	64,440	69,600	74,760	79,920	85,080
	140%	52,640	60,200	67,760	75,180	81,200	87,220	93,240	99,260
Gainesville MSA (Alachua/Gilchrist) Median: 65,400	30%	12,850	15,730	19,790	23,850	27,910	31,970	36,030	40,090
	50%	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400
	80%	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,650
	120%	51,480	58,800	66,120	73,440	79,320	85,200	91,080	96,960
	140%	60,060	68,600	77,140	85,680	92,540	99,400	106,260	113,120
JACKSONVILLE MSA									
Baker County HMFA Median: 58,100	30%	12,250	15,730	19,790	23,850	27,910	31,970	36,030	38,350
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350
	80%	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380
Jacksonville HMFA (Clay/Duval/Nassau/Saint Johns) Median: 63,200	30%	13,300	15,730	19,790	23,850	27,910	31,970	36,030	40,090
	50%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750
	80%	35,400	40,450	45,500	50,550	54,600	58,650	62,700	66,750
	120%	53,160	60,720	68,280	75,840	81,960	88,080	94,080	100,200
	140%	62,020	70,840	79,660	88,480	95,620	102,760	109,760	116,900
Lakeland-Winter Haven MSA (Polk) Median: 50,400	30%	11,670	15,730	19,790	23,850	27,250	29,250	31,250	33,300
	50%	17,650	20,200	22,700	25,200	27,250	29,250	31,250	33,300
	80%	28,250	32,250	36,300	40,300	43,550	46,750	50,000	53,200
	120%	42,360	48,480	54,480	60,480	65,400	70,200	75,000	79,920
	140%	49,420	56,560	63,560	70,560	76,300	81,900	87,500	93,240

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MIAMI-FORT LAUDERDALE-POMPANO BEACH MSA									
Fort Lauderdale HMFA (Broward) Median: 61,800	30%	14,500	16,600	19,790	23,850	27,910	31,970	36,030	40,090
	50%	24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550
	80%	38,650	44,200	49,700	55,200	59,650	64,050	68,450	72,900
	120%	57,960	66,240	74,520	82,800	89,520	96,120	102,720	109,320
	140%	67,620	77,280	86,940	96,600	104,440	112,140	119,840	127,540
Miami-Miami Beach-Kendall HMFA (Miami-Dade) Median: 48,400	30%	14,300	16,350	19,790	23,850	27,910	31,970	36,030	40,090
	50%	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900
	80%	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	120%	57,120	65,280	73,440	81,600	88,200	94,680	101,280	107,760
	140%	66,640	76,160	85,680	95,200	102,900	110,460	118,160	125,720
West Palm Beach-Boca Raton HMFA (Palm Beach) Median: 63,300	30%	13,750	15,730	19,790	23,850	27,910	31,970	36,030	40,090
	50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100
	80%	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050
	120%	54,960	62,760	70,560	78,360	84,720	90,960	97,200	103,440
	140%	64,120	73,220	82,320	91,420	98,840	106,120	113,400	120,680
Naples-Marco Island MSA (Collier) Median: 62,900	30%	13,850	15,800	19,790	23,850	27,910	31,970	36,030	40,090
	50%	23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450
	80%	36,900	42,150	47,400	52,650	56,900	61,100	65,300	69,500
	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
North Port-Bradenton-Sarasota MSA (Manatee/Sarasota) Median: 57,300	30%	12,050	15,730	19,790	23,850	27,910	31,970	35,550	37,850
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
	80%	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980
Ocala MSA (Marion) Median: 45,700	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Orlando-Kissimmee-Sanford MSA (Lake/Orange/Osceola/Seminole) Median: 54,800	30%	12,050	15,730	19,790	23,850	27,910	31,970	35,550	37,850
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
	80%	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980
Palm Bay-Melbourne- Titusville MSA (Brevard) Median: 60,700	30%	12,750	15,730	19,790	23,850	27,910	31,970	36,030	40,090
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100
	80%	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280

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Palm Coast MSA (Flagler)	30%	12,250	15,730	19,790	23,850	27,910	31,970	36,030	38,450	
	50%	20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450	
	Median: 56,300	80%	32,600	37,250	41,900	46,550	50,300	54,000	57,750	61,450
	120%	48,960	55,920	62,880	69,840	75,480	81,120	86,640	92,280	
	140%	57,120	65,240	73,360	81,480	88,060	94,640	101,080	107,660	
Panama City-Lynn Haven- Panama City Beach MSA (Bay)	30%	12,500	15,730	19,790	23,850	27,910	31,970	36,030	39,300	
	50%	20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	
	Median: 59,500	80%	33,350	38,100	42,850	47,600	51,450	55,250	59,050	62,850
	120%	50,040	57,120	64,320	71,400	77,160	82,920	88,560	94,320	
	140%	58,380	66,640	75,040	83,300	90,020	96,740	103,320	110,040	
Pensacola-Ferry Pass-Brent MSA (Escambia/Santa Rosa)	30%	12,250	15,730	19,790	23,850	27,910	31,970	36,030	38,550	
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	
	Median: 58,400	80%	32,700	37,400	42,050	46,700	50,450	54,200	57,950	61,650
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	
Port Saint Lucie MSA (Martin/Saint Lucie)	30%	11,950	15,730	19,790	23,850	27,910	31,970	35,300	37,600	
	50%	19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	
	Median: 56,900	80%	31,850	36,400	40,950	45,500	49,150	52,800	56,450	60,100
	120%	47,880	54,720	61,560	68,280	73,800	79,320	84,720	90,240	
	140%	55,860	63,840	71,820	79,660	86,100	92,540	98,840	105,280	
Punta Gorda MSA (Charlotte)	30%	11,700	15,730	19,790	23,850	27,910	31,970	34,550	36,800	
	50%	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800	
	Median: 55,700	80%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850
	120%	46,800	53,520	60,240	66,840	72,240	77,640	82,920	88,320	
	140%	54,600	62,440	70,280	77,980	84,280	90,580	96,740	103,040	
Sebastian-Vero Beach MSA (Indian River)	30%	11,670	15,730	19,790	23,850	27,910	31,750	33,950	36,150	
	50%	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	
	Median: 54,700	80%	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
	120%	45,960	52,560	59,160	65,640	70,920	76,200	81,480	86,760	
	140%	53,620	61,320	69,020	76,580	82,740	88,900	95,060	101,220	
TALLAHASSEE MSA										
Tallahassee HMFA (Gadsden/Leon/Jefferson)	30%	13,500	15,730	19,790	23,850	27,910	31,970	36,030	40,090	
	50%	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	
	Median: 64,800	80%	35,950	41,050	46,200	51,300	55,450	59,550	63,650	67,750
	120%	53,880	61,560	69,240	76,920	83,160	89,280	95,400	101,640	
	140%	62,860	71,820	80,780	89,740	97,020	104,160	111,300	118,580	
Wakulla County HMFA	30%	14,050	16,050	19,790	23,850	27,910	31,970	36,030	40,090	
	50%	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	
	Median: 66,800	80%	37,450	42,800	48,150	53,450	57,750	62,050	66,300	70,600
	120%	56,160	64,200	72,240	80,160	86,640	93,000	99,480	105,840	
	140%	65,520	74,900	84,280	93,520	101,080	108,500	116,060	123,480	

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		1	2	3	4	5	6	7	8
Tampa-St.Petersburg-Clearwater MSA (Hernando/Hillsborough/Pasco/Pinellas) Median: 57,400	30%	12,050	15,730	19,790	23,850	27,910	31,970	35,600	37,900
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900
	80%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600
	120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960
	140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120
Bradford County Median: 51,900	30%	11,670	15,730	19,790	23,850	27,910	30,150	32,200	34,300
	50%	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300
	80%	29,050	33,200	37,350	41,500	44,850	48,150	51,500	54,800
	120%	43,680	49,920	56,160	62,280	67,320	72,360	77,280	82,320
	140%	50,960	58,240	65,520	72,660	78,540	84,420	90,160	96,040
Calhoun County Median: 39,000	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Citrus County Median: 46,000	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Columbia County Median: 43,400	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
DeSoto County Median: 43,900	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Dixie County Median: 49,800	30%	11,670	15,730	19,790	23,850	26,900	28,900	30,900	32,900
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900
	80%	27,900	31,900	35,900	39,850	43,050	46,250	49,450	52,650
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120
Franklin County Median: 51,400	30%	11,670	15,730	19,790	23,850	27,800	29,850	31,900	33,950
	50%	18,000	20,600	23,150	25,700	27,800	29,850	31,900	33,950
	80%	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
	120%	43,200	49,440	55,560	61,680	66,720	71,640	76,560	81,480
	140%	50,400	57,680	64,820	71,960	77,840	83,580	89,320	95,060
Glades County Median: 46,100	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960

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Levy County Median: 45,900	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Liberty County Median: 53,600	30%	11,670	15,730	19,790	23,850	27,910	31,100	33,250	35,400
	50%	18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400
	80%	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
	120%	45,120	51,480	57,960	64,320	69,480	74,640	79,800	84,960
	140%	52,640	60,060	67,620	75,040	81,060	87,080	93,100	99,120
Madison County Median: 43,600	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Monroe County Median: 63,500	30%	17,300	19,800	22,250	24,700	27,910	31,970	36,030	40,090
	50%	28,850	33,000	37,100	41,200	44,500	47,800	51,100	54,400
	80%	46,150	52,750	59,350	65,900	71,200	76,450	81,750	87,000
	120%	69,240	79,200	89,040	98,880	106,800	114,720	122,640	130,560
	140%	80,780	92,400	103,880	115,360	124,600	133,840	143,080	152,320
Okeechobee County Median: 42,800	30%	11,670	15,730	19,790	23,700	25,600	27,500	29,400	31,300
	50%	16,600	19,000	21,350	23,700	25,600	27,500	29,400	31,300
	80%	26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050
	120%	39,840	45,600	51,240	56,880	61,440	66,000	70,560	75,120
	140%	46,480	53,200	59,780	66,360	71,680	77,000	82,320	87,640
Putnam County Median: 39,300	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960
Sumter County Median: 56,500	30%	11,700	15,730	19,790	23,850	27,910	31,970	34,500	36,700
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700
	80%	31,150	35,600	40,050	44,500	48,100	51,650	55,200	58,750
	120%	46,800	53,400	60,120	66,720	72,120	77,400	82,800	88,080
	140%	54,600	62,300	70,140	77,840	84,140	90,300	96,600	102,760
Suwannee County Median: 46,500	30%	11,670	15,730	19,790	23,250	25,150	27,000	28,850	30,700
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700
	80%	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960

HUD Release Date: 12/18/2013
 HUD Revised 30% (ELI) effective 7/1/2014
 Re-posted without sized greater than 8 persons

2014 Income Limits
Florida Housing Finance Corporation
State Housing Initiatives Partnership (SHIP) Program

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Taylor County	30%	11,670	15,730	19,790	23,850	27,000	29,000	31,000	33,000
	50%	17,500	20,000	22,500	25,000	27,000	29,000	31,000	33,000
	80%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	120%	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200
	140%	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400
Union County Median: 57,300	30%	12,050	15,730	19,790	23,850	27,910	31,970	35,550	37,850
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
	80%	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980
Walton County Median: 58,100	30%	12,250	15,730	19,790	23,850	27,910	31,970	36,030	38,350
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350
	80%	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380
Washington County Median: 49,500	30%	11,670	15,730	19,790	23,850	26,750	28,750	30,700	32,700
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700
	80%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560

Florida Housing Finance Corporation (FHFC) Income Limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) for its Section 8 program and are subject to change. Updated income limit schedules will be provided when changes occur.