

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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Alachua County (Gainesville MSA)	25%	10,725	12,250	13,775	15,300	16,525	17,750	18,975	20,200	21,420	22,644	268	287	344	397	443	489
	28%	12,012	13,720	15,428	17,136	18,508	19,880	21,252	22,624	23,990	25,361	300	321	385	445	497	548
	30%	12,870	14,700	16,530	18,360	19,830	21,300	22,770	24,240	25,704	27,173	321	344	413	477	532	587
	33%	14,157	16,170	18,183	20,196	21,813	23,430	25,047	26,664	28,274	29,890	353	379	454	525	585	646
	35%	15,015	17,150	19,285	21,420	23,135	24,850	26,565	28,280	29,988	31,702	375	402	482	556	621	685
	40%	17,160	19,600	22,040	24,480	26,440	28,400	30,360	32,320	34,272	36,230	429	459	551	636	710	783
	45%	19,305	22,050	24,795	27,540	29,745	31,950	34,155	36,360	38,556	40,759	482	516	619	716	798	881
	50%	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	42,840	45,288	536	574	688	795	887	979
	60%	25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480	51,408	54,346	643	689	826	954	1,065	1,175
	80%	34,320	39,200	44,080	48,960	52,880	56,800	60,720	64,640	68,544	72,461	858	919	1,102	1,273	1,420	1,567
120%	51,480	58,800	66,120	73,440	79,320	85,200	91,080	96,960	102,816	108,691	1,287	1,378	1,653	1,909	2,130	2,350	
140%	60,060	68,600	77,140	85,680	92,540	99,400	106,260	113,120	119,952	126,806	1,501	1,608	1,928	2,227	2,485	2,742	
Median: 65,400																	
HERA Special Limits	25% - HS	11,450	13,100	14,725	16,350	17,675	18,975	20,275	21,600	22,890	24,198	286	306	368	425	474	523
per Section 142(d)(2)(E)	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
<i>(est. 2011)</i>	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
<i>For use by projects that</i>	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
<i>placed in service at least</i>	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
<i>one building on or</i>	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
<i>before 12/31/2008</i>	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
	60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Baker County (Baker County HMFA; Jacksonville MSA)	25%	10,175	11,625	13,075	14,525	15,700	16,850	18,025	19,175	20,335	21,497	254	272	326	377	421	465
	28%	11,396	13,020	14,644	16,268	17,584	18,872	20,188	21,476	22,775	24,077	284	305	366	423	471	520
	30%	12,210	13,950	15,690	17,430	18,840	20,220	21,630	23,010	24,402	25,796	305	327	392	453	505	558
	33%	13,431	15,345	17,259	19,173	20,724	22,242	23,793	25,311	26,842	28,376	335	359	431	498	556	613
	35%	14,245	16,275	18,305	20,335	21,980	23,590	25,235	26,845	28,469	30,096	356	381	457	528	589	651
	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,536	34,395	407	436	523	604	674	744
	45%	18,315	20,925	23,535	26,145	28,260	30,330	32,445	34,515	36,603	38,695	457	490	588	680	758	837
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,670	42,994	508	545	653	755	842	930
	60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,804	51,593	610	654	784	906	1,011	1,116
	80%	32,560	37,200	41,840	46,480	50,240	53,920	57,680	61,360	65,072	68,790	814	872	1,046	1,209	1,348	1,488
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040	97,608	103,186	1,221	1,308	1,569	1,813	2,022	2,232
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380	113,876	120,383	1,424	1,526	1,830	2,115	2,359	2,604
	Median: 58,100																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <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	20,685	21,867	258	277	332	384	428	473
	28% - HS	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868	23,167	24,491	289	310	372	430	480	529
	30% - HS	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430	24,822	26,240	310	332	399	461	514	567
	33% - HS	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773	27,304	28,864	341	365	438	507	565	624
	35% - HS	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335	28,959	30,614	362	388	465	538	600	662
	40% - HS	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,096	34,987	414	443	532	615	686	757
	45% - HS	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145	37,233	39,361	465	498	598	691	771	851
	50% - HS	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,370	43,734	517	554	665	768	857	946
60% - HS	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,644	52,481	621	665	798	922	1,029	1,135	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Bay County (Panama City-Lynn Haven- Panama City Beach MSA)	25%	10,425	11,900	13,400	14,875	16,075	17,275	18,450	19,650	20,825	22,015	260	279	335	386	431	476
	28%	11,676	13,328	15,008	16,660	18,004	19,348	20,664	22,008	23,324	24,657	291	312	375	433	483	533
	30%	12,510	14,280	16,080	17,850	19,290	20,730	22,140	23,580	24,990	26,418	312	334	402	464	518	571
	33%	13,761	15,708	17,688	19,635	21,219	22,803	24,354	25,938	27,489	29,060	344	368	442	510	570	628
	35%	14,595	16,660	18,760	20,825	22,505	24,185	25,830	27,510	29,155	30,821	364	390	469	541	604	666
	40%	16,680	19,040	21,440	23,800	25,720	27,640	29,520	31,440	33,320	35,224	417	446	536	619	691	762
	45%	18,765	21,420	24,120	26,775	28,935	31,095	33,210	35,370	37,485	39,627	469	502	603	696	777	857
	50%	20,850	23,800	26,800	29,750	32,150	34,550	36,900	39,300	41,650	44,030	521	558	670	773	863	952
	60%	25,020	28,560	32,160	35,700	38,580	41,460	44,280	47,160	49,980	52,836	625	669	804	928	1,036	1,143
	Median: 59,500	80%	33,360	38,080	42,880	47,600	51,440	55,280	59,040	62,880	66,640	70,448	834	893	1,072	1,238	1,382
	120%	50,040	57,120	64,320	71,400	77,160	82,920	88,560	94,320	99,960	105,672	1,251	1,339	1,608	1,857	2,073	2,286
	140%	58,380	66,640	75,040	83,300	90,020	96,740	103,320	110,040	116,620	123,284	1,459	1,562	1,876	2,166	2,418	2,667

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Bradford County	25%	9,100	10,400	11,700	12,975	14,025	15,075	16,100	17,150	18,165	19,203	227	243	292	337	376	415
	28%	10,192	11,648	13,104	14,532	15,708	16,884	18,032	19,208	20,345	21,507	254	273	327	378	422	465
	30%	10,920	12,480	14,040	15,570	16,830	18,090	19,320	20,580	21,798	23,044	273	292	351	405	452	498
	33%	12,012	13,728	15,444	17,127	18,513	19,899	21,252	22,638	23,978	25,348	300	321	386	445	497	548
	35%	12,740	14,560	16,380	18,165	19,635	21,105	22,540	24,010	25,431	26,884	318	341	409	472	527	581
	40%	14,560	16,640	18,720	20,760	22,440	24,120	25,760	27,440	29,064	30,725	364	390	468	540	603	665
	45%	16,380	18,720	21,060	23,355	25,245	27,135	28,980	30,870	32,697	34,565	409	438	526	607	678	748
	50%	18,200	20,800	23,400	25,950	28,050	30,150	32,200	34,300	36,330	38,406	455	487	585	675	753	831
	60%	21,840	24,960	28,080	31,140	33,660	36,180	38,640	41,160	43,596	46,087	546	585	702	810	904	997
	Median: 51,900	80%	29,120	33,280	37,440	41,520	44,880	48,240	51,520	54,880	58,128	61,450	728	780	936	1,080	1,206
	120%	43,680	49,920	56,160	62,280	67,320	72,360	77,280	82,320	87,192	92,174	1,092	1,170	1,404	1,620	1,809	1,995
	140%	50,960	58,240	65,520	72,660	78,540	84,420	90,160	96,040	101,724	107,537	1,274	1,365	1,638	1,890	2,110	2,327
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Brevard County (Palm Bay-Melbourne-Titusville MSA)	25%	10,625	12,150	13,675	15,175	16,400	17,625	18,825	20,050	21,245	22,459	265	284	341	394	440	485
	28%	11,900	13,608	15,316	16,996	18,368	19,740	21,084	22,456	23,794	25,154	297	318	382	442	493	544
	30%	12,750	14,580	16,410	18,210	19,680	21,150	22,590	24,060	25,494	26,951	318	341	410	473	528	583
	33%	14,025	16,038	18,051	20,031	21,648	23,265	24,849	26,466	28,043	29,646	350	375	451	520	581	641
	35%	14,875	17,010	19,145	21,245	22,960	24,675	26,355	28,070	29,743	31,443	371	398	478	552	616	680
	40%	17,000	19,440	21,880	24,280	26,240	28,200	30,120	32,080	33,992	35,934	425	455	547	631	705	777
	45%	19,125	21,870	24,615	27,315	29,520	31,725	33,885	36,090	38,241	40,426	478	512	615	710	793	874
	50%	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100	42,490	44,918	531	569	683	789	881	971
	60%	25,500	29,160	32,820	36,420	39,360	42,300	45,180	48,120	50,988	53,902	637	683	820	947	1,057	1,166
	80%	34,000	38,880	43,760	48,560	52,480	56,400	60,240	64,160	67,984	71,869	850	911	1,094	1,263	1,410	1,555
	120%	51,000	58,320	65,640	72,840	78,720	84,600	90,360	96,240	101,976	107,803	1,275	1,366	1,641	1,894	2,115	2,332
	140%	59,500	68,040	76,580	84,980	91,840	98,700	105,420	112,280	118,972	125,770	1,487	1,594	1,914	2,210	2,467	2,721
	Median: 60,700																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <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	22,015	23,273	275	295	354	409	456	503
	28% - HS	12,348	14,112	15,876	17,612	19,040	20,440	21,840	23,268	24,657	26,066	308	330	396	458	511	563
	30% - HS	13,230	15,120	17,010	18,870	20,400	21,900	23,400	24,930	26,418	27,928	330	354	425	490	547	604
	33% - HS	14,553	16,632	18,711	20,757	22,440	24,090	25,740	27,423	29,060	30,720	363	389	467	539	602	664
	35% - HS	15,435	17,640	19,845	22,015	23,800	25,550	27,300	29,085	30,821	32,582	385	413	496	572	638	704
	40% - HS	17,640	20,160	22,680	25,160	27,200	29,200	31,200	33,240	35,224	37,237	441	472	567	654	730	805
	45% - HS	19,845	22,680	25,515	28,305	30,600	32,850	35,100	37,395	39,627	41,891	496	531	637	736	821	906
	50% - HS	22,050	25,200	28,350	31,450	34,000	36,500	39,000	41,550	44,030	46,546	551	590	708	818	912	1,006
60% - HS	26,460	30,240	34,020	37,740	40,800	43,800	46,800	49,860	52,836	55,855	661	708	850	981	1,095	1,208	

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		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Broward County (Fort Lauderdale HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	12,075	13,800	15,525	17,250	18,650	20,025	21,400	22,775	24,150	25,530	301	323	388	448	500	552
	28%	13,524	15,456	17,388	19,320	20,888	22,428	23,968	25,508	27,048	28,594	338	362	434	502	560	618
	30%	14,490	16,560	18,630	20,700	22,380	24,030	25,680	27,330	28,980	30,636	362	388	465	538	600	662
	33%	15,939	18,216	20,493	22,770	24,618	26,433	28,248	30,063	31,878	33,700	398	426	512	592	660	728
	35%	16,905	19,320	21,735	24,150	26,110	28,035	29,960	31,885	33,810	35,742	422	452	543	628	700	773
	40%	19,320	22,080	24,840	27,600	29,840	32,040	34,240	36,440	38,640	40,848	483	517	621	718	801	883
	45%	21,735	24,840	27,945	31,050	33,570	36,045	38,520	40,995	43,470	45,954	543	582	698	807	901	993
	50%	24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550	48,300	51,060	603	646	776	897	1,001	1,104
	60%	28,980	33,120	37,260	41,400	44,760	48,060	51,360	54,660	57,960	61,272	724	776	931	1,077	1,201	1,325
	Median: 61,800	80%	38,640	44,160	49,680	55,200	59,680	64,080	68,480	72,880	77,280	81,696	966	1,035	1,242	1,436	1,602
	120%	57,960	66,240	74,520	82,800	89,520	96,120	102,720	109,320	115,920	122,544	1,449	1,552	1,863	2,154	2,403	2,650
	140%	67,620	77,280	86,940	96,600	104,440	112,140	119,840	127,540	135,240	142,968	1,690	1,811	2,173	2,513	2,803	3,092

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Calhoun County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080	1,191
120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786	
140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084	
Median: 39,000																	
HERA Special Limits	25% - HS	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025	16,975	17,945	212	227	273	315	351	388
per Section 142(d)(2)(E)	28% - HS	9,520	10,864	12,236	13,580	14,672	15,764	16,856	17,948	19,012	20,098	238	254	305	353	394	435
<i>(est. 2009)</i>	30% - HS	10,200	11,640	13,110	14,550	15,720	16,890	18,060	19,230	20,370	21,534	255	273	327	378	422	466
<i>For use by projects that</i>	33% - HS	11,220	12,804	14,421	16,005	17,292	18,579	19,866	21,153	22,407	23,687	280	300	360	416	464	512
<i>placed in service at least</i>	35% - HS	11,900	13,580	15,295	16,975	18,340	19,705	21,070	22,435	23,765	25,123	297	318	382	441	492	543
<i>one building on or</i>	40% - HS	13,600	15,520	17,480	19,400	20,960	22,520	24,080	25,640	27,160	28,712	340	364	437	504	563	621
<i>before 12/31/2008</i>	45% - HS	15,300	17,460	19,665	21,825	23,580	25,335	27,090	28,845	30,555	32,301	382	409	491	567	633	699
	50% - HS	17,000	19,400	21,850	24,250	26,200	28,150	30,100	32,050	33,950	35,890	425	455	546	630	703	776
	60% - HS	20,400	23,280	26,220	29,100	31,440	33,780	36,120	38,460	40,740	43,068	510	546	655	756	844	932
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Charlotte County (Punta Gorda MSA)	25%	9,750	11,150	12,550	13,925	15,050	16,175	17,275	18,400	19,495	20,609	243	261	313	362	404	445
	28%	10,920	12,488	14,056	15,596	16,856	18,116	19,348	20,608	21,834	23,082	273	292	351	405	452	499
	30%	11,700	13,380	15,060	16,710	18,060	19,410	20,730	22,080	23,394	24,731	292	313	376	434	485	535
	33%	12,870	14,718	16,566	18,381	19,866	21,351	22,803	24,288	25,733	27,204	321	344	414	478	533	588
	35%	13,650	15,610	17,570	19,495	21,070	22,645	24,185	25,760	27,293	28,853	341	365	439	507	566	624
	40%	15,600	17,840	20,080	22,280	24,080	25,880	27,640	29,440	31,192	32,974	390	418	502	579	647	713
	45%	17,550	20,070	22,590	25,065	27,090	29,115	31,095	33,120	35,091	37,096	438	470	564	651	727	802
	50%	19,500	22,300	25,100	27,850	30,100	32,350	34,550	36,800	38,990	41,218	487	522	627	724	808	891
	60%	23,400	26,760	30,120	33,420	36,120	38,820	41,460	44,160	46,788	49,462	585	627	753	869	970	1,070
	80%	31,200	35,680	40,160	44,560	48,160	51,760	55,280	58,880	62,384	65,949	780	836	1,004	1,159	1,294	1,427
	120%	46,800	53,520	60,240	66,840	72,240	77,640	82,920	88,320	93,576	98,923	1,170	1,254	1,506	1,738	1,941	2,140
	140%	54,600	62,440	70,280	77,980	84,280	90,580	96,740	103,040	109,172	115,410	1,365	1,463	1,757	2,028	2,264	2,497
	Median: 55,700																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,775	11,175	12,575	13,950	15,075	16,200	17,300	18,425	19,530	20,646	244	261	314	362	405	446
	28% - HS	10,948	12,516	14,084	15,624	16,884	18,144	19,376	20,636	21,874	23,124	273	293	352	406	453	500
	30% - HS	11,730	13,410	15,090	16,740	18,090	19,440	20,760	22,110	23,436	24,775	293	314	377	435	486	535
	33% - HS	12,903	14,751	16,599	18,414	19,899	21,384	22,836	24,321	25,780	27,253	322	345	414	478	534	589
	35% - HS	13,685	15,645	17,605	19,530	21,105	22,680	24,220	25,795	27,342	28,904	342	366	440	507	567	625
	40% - HS	15,640	17,880	20,120	22,320	24,120	25,920	27,680	29,480	31,248	33,034	391	419	503	580	648	714
	45% - HS	17,595	20,115	22,635	25,110	27,135	29,160	31,140	33,165	35,154	37,163	439	471	565	653	729	803
	50% - HS	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850	39,060	41,292	488	523	628	725	810	893
	60% - HS	23,460	26,820	30,180	33,480	36,180	38,880	41,520	44,220	46,872	49,550	586	628	754	870	972	1,071

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Citrus County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 46,000	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <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	16,835	17,797	210	225	270	312	348	385
	28% - HS	9,436	10,780	12,124	13,468	14,560	15,624	16,716	17,780	18,855	19,933	235	252	303	350	390	431
	30% - HS	10,110	11,550	12,990	14,430	15,600	16,740	17,910	19,050	20,202	21,356	252	270	324	375	418	462
	33% - HS	11,121	12,705	14,289	15,873	17,160	18,414	19,701	20,955	22,222	23,492	278	297	357	412	460	508
	35% - HS	11,795	13,475	15,155	16,835	18,200	19,530	20,895	22,225	23,569	24,916	294	315	378	437	488	539
	40% - HS	13,480	15,400	17,320	19,240	20,800	22,320	23,880	25,400	26,936	28,475	337	361	433	500	558	616
	45% - HS	15,165	17,325	19,485	21,645	23,400	25,110	26,865	28,575	30,303	32,035	379	406	487	563	627	693
	50% - HS	16,850	19,250	21,650	24,050	26,000	27,900	29,850	31,750	33,670	35,594	421	451	541	625	697	770
60% - HS	20,220	23,100	25,980	28,860	31,200	33,480	35,820	38,100	40,404	42,713	505	541	649	750	837	924	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Clay County (Jacksonville HMFA; Jacksonville MSA)	25%	11,075	12,650	14,225	15,800	17,075	18,350	19,600	20,875	22,120	23,384	276	296	355	410	458	505
	28%	12,404	14,168	15,932	17,696	19,124	20,552	21,952	23,380	24,774	26,190	310	332	398	460	513	566
	30%	13,290	15,180	17,070	18,960	20,490	22,020	23,520	25,050	26,544	28,061	332	355	426	493	550	607
	33%	14,619	16,698	18,777	20,856	22,539	24,222	25,872	27,555	29,198	30,867	365	391	469	542	605	667
	35%	15,505	17,710	19,915	22,120	23,905	25,690	27,440	29,225	30,968	32,738	387	415	497	575	642	708
	40%	17,720	20,240	22,760	25,280	27,320	29,360	31,360	33,400	35,392	37,414	443	474	569	657	734	809
	45%	19,935	22,770	25,605	28,440	30,735	33,030	35,280	37,575	39,816	42,091	498	533	640	739	825	910
	50%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	44,240	46,768	553	593	711	821	917	1,011
	60%	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	53,088	56,122	664	711	853	986	1,101	1,214
	Median: 63,200	80%	35,440	40,480	45,520	50,560	54,640	58,720	62,720	66,800	70,784	74,829	886	949	1,138	1,315	1,468
	120%	53,160	60,720	68,280	75,840	81,960	88,080	94,080	100,200	106,176	112,243	1,329	1,423	1,707	1,972	2,202	2,428
	140%	62,020	70,840	79,660	88,480	95,620	102,760	109,760	116,900	123,872	130,950	1,550	1,660	1,991	2,301	2,569	2,833
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Collier County (Naples-Marco Island MSA)	25%	11,525	13,175	14,825	16,450	17,775	19,100	20,400	21,725	23,030	24,346	288	308	370	427	477	526
	28%	12,908	14,756	16,604	18,424	19,908	21,392	22,848	24,332	25,794	27,268	322	345	415	479	534	589
	30%	13,830	15,810	17,790	19,740	21,330	22,920	24,480	26,070	27,636	29,215	345	370	444	513	573	631
	33%	15,213	17,391	19,569	21,714	23,463	25,212	26,928	28,677	30,400	32,137	380	407	489	564	630	695
	35%	16,135	18,445	20,755	23,030	24,885	26,740	28,560	30,415	32,242	34,084	403	432	518	598	668	737
	40%	18,440	21,080	23,720	26,320	28,440	30,560	32,640	34,760	36,848	38,954	461	494	593	684	764	842
	45%	20,745	23,715	26,685	29,610	31,995	34,380	36,720	39,105	41,454	43,823	518	555	667	770	859	947
	50%	23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450	46,060	48,692	576	617	741	855	955	1,053
	60%	27,660	31,620	35,580	39,480	42,660	45,840	48,960	52,140	55,272	58,430	691	741	889	1,026	1,146	1,263
	80%	36,880	42,160	47,440	52,640	56,880	61,120	65,280	69,520	73,696	77,907	922	988	1,186	1,369	1,528	1,685
	120%	55,320	63,240	71,160	78,960	85,320	91,680	97,920	104,280	110,544	116,861	1,383	1,482	1,779	2,053	2,292	2,527
	140%	64,540	73,780	83,020	92,120	99,540	106,960	114,240	121,660	128,968	136,338	1,613	1,729	2,075	2,395	2,674	2,948
	Median: 62,900																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	25,690	27,158	321	344	413	477	532	587
	28% - HS	14,392	16,464	18,508	20,552	22,204	23,856	25,508	27,132	28,773	30,417	359	385	462	534	596	658
	30% - HS	15,420	17,640	19,830	22,020	23,790	25,560	27,330	29,070	30,828	32,590	385	413	495	572	639	705
	33% - HS	16,962	19,404	21,813	24,222	26,169	28,116	30,063	31,977	33,911	35,849	424	454	545	629	702	775
	35% - HS	17,990	20,580	23,135	25,690	27,755	29,820	31,885	33,915	35,966	38,021	449	482	578	668	745	822
	40% - HS	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760	41,104	43,453	514	551	661	763	852	940
	45% - HS	23,130	26,460	29,745	33,030	35,685	38,340	40,995	43,605	46,242	48,884	578	619	743	858	958	1,057
	50% - HS	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450	51,380	54,316	642	688	826	954	1,065	1,175
60% - HS	30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140	61,656	65,179	771	826	991	1,145	1,278	1,410	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Columbia County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 43,400	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	17,325	18,315	216	232	278	321	359	396
	28% - HS	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312	19,404	20,513	242	260	312	360	402	443
	30% - HS	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620	20,790	21,978	260	278	334	386	431	475
	33% - HS	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582	22,869	24,176	286	306	367	424	474	523
	35% - HS	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890	24,255	25,641	303	325	390	450	503	554
	40% - HS	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160	27,720	29,304	347	371	446	515	575	634
	45% - HS	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430	31,185	32,967	390	417	501	579	646	713
	50% - HS	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	433	464	557	643	718	792
	60% - HS	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240	41,580	43,956	520	557	669	772	862	951
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 43,900	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28% - HS	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30% - HS	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33% - HS	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35% - HS	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40% - HS	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45% - HS	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50% - HS	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
60% - HS	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Dixie County	25%	8,725	9,975	11,225	12,450	13,450	14,450	15,450	16,450	17,430	18,426	218	233	280	323	361	398
	28%	9,772	11,172	12,572	13,944	15,064	16,184	17,304	18,424	19,522	20,637	244	261	314	362	404	446
	30%	10,470	11,970	13,470	14,940	16,140	17,340	18,540	19,740	20,916	22,111	261	280	336	388	433	478
	33%	11,517	13,167	14,817	16,434	17,754	19,074	20,394	21,714	23,008	24,322	287	308	370	427	476	526
	35%	12,215	13,965	15,715	17,430	18,830	20,230	21,630	23,030	24,402	25,796	305	327	392	453	505	558
	40%	13,960	15,960	17,960	19,920	21,520	23,120	24,720	26,320	27,888	29,482	349	374	449	518	578	638
	45%	15,705	17,955	20,205	22,410	24,210	26,010	27,810	29,610	31,374	33,167	392	420	505	582	650	717
	50%	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	34,860	36,852	436	467	561	647	722	797
	60%	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480	41,832	44,222	523	561	673	777	867	957
	Median: 49,800	80%	27,920	31,920	35,920	39,840	43,040	46,240	49,440	52,640	55,776	58,963	698	748	898	1,036	1,156
	120%	41,880	47,880	53,880	59,760	64,560	69,360	74,160	78,960	83,664	88,445	1,047	1,122	1,347	1,554	1,734	1,914
	140%	48,860	55,860	62,860	69,720	75,320	80,920	86,520	92,120	97,608	103,186	1,221	1,309	1,571	1,813	2,023	2,233
HERA Special Limits	25% - HS	10,225	11,675	13,125	14,575	15,750	16,925	18,075	19,250	20,405	21,571	255	273	328	379	423	466
per Section 142(d)(2)(E)	28% - HS	11,452	13,076	14,700	16,324	17,640	18,956	20,244	21,560	22,854	24,160	286	306	367	424	473	522
<i>(est. 2009)</i>	30% - HS	12,270	14,010	15,750	17,490	18,900	20,310	21,690	23,100	24,486	25,885	306	328	393	454	507	559
<i>For use by projects that</i>	33% - HS	13,497	15,411	17,325	19,239	20,790	22,341	23,859	25,410	26,935	28,474	337	361	433	500	558	615
<i>placed in service at least</i>	35% - HS	14,315	16,345	18,375	20,405	22,050	23,695	25,305	26,950	28,567	30,199	357	383	459	530	592	653
<i>one building on or</i>	40% - HS	16,360	18,680	21,000	23,320	25,200	27,080	28,920	30,800	32,648	34,514	409	438	525	606	677	746
<i>before 12/31/2008</i>	45% - HS	18,405	21,015	23,625	26,235	28,350	30,465	32,535	34,650	36,729	38,828	460	492	590	682	761	839
	50% - HS	20,450	23,350	26,250	29,150	31,500	33,850	36,150	38,500	40,810	43,142	511	547	656	758	846	933
	60% - HS	24,540	28,020	31,500	34,980	37,800	40,620	43,380	46,200	48,972	51,770	613	657	787	909	1,015	1,119
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Duval County (Jacksonville HMFA; Jacksonville MSA)	25%	11,075	12,650	14,225	15,800	17,075	18,350	19,600	20,875	22,120	23,384	276	296	355	410	458	505
	28%	12,404	14,168	15,932	17,696	19,124	20,552	21,952	23,380	24,774	26,190	310	332	398	460	513	566
	30%	13,290	15,180	17,070	18,960	20,490	22,020	23,520	25,050	26,544	28,061	332	355	426	493	550	607
	33%	14,619	16,698	18,777	20,856	22,539	24,222	25,872	27,555	29,198	30,867	365	391	469	542	605	667
	35%	15,505	17,710	19,915	22,120	23,905	25,690	27,440	29,225	30,968	32,738	387	415	497	575	642	708
	40%	17,720	20,240	22,760	25,280	27,320	29,360	31,360	33,400	35,392	37,414	443	474	569	657	734	809
	45%	19,935	22,770	25,605	28,440	30,735	33,030	35,280	37,575	39,816	42,091	498	533	640	739	825	910
	50%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	44,240	46,768	553	593	711	821	917	1,011
	60%	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	53,088	56,122	664	711	853	986	1,101	1,214
	Median: 63,200	80%	35,440	40,480	45,520	50,560	54,640	58,720	62,720	66,800	70,784	74,829	886	949	1,138	1,315	1,468
	120%	53,160	60,720	68,280	75,840	81,960	88,080	94,080	100,200	106,176	112,243	1,329	1,423	1,707	1,972	2,202	2,428
	140%	62,020	70,840	79,660	88,480	95,620	102,760	109,760	116,900	123,872	130,950	1,550	1,660	1,991	2,301	2,569	2,833
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Escambia County (Pensacola-Ferry Pass- Brent MSA)	25%	10,225	11,700	13,150	14,600	15,775	16,950	18,125	19,275	20,440	21,608	255	274	328	379	423	467
	28%	11,452	13,104	14,728	16,352	17,668	18,984	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	12,270	14,040	15,780	17,520	18,930	20,340	21,750	23,130	24,528	25,930	306	328	394	455	508	561
	33%	13,497	15,444	17,358	19,272	20,823	22,374	23,925	25,443	26,981	28,523	337	361	433	501	559	617
	35%	14,315	16,380	18,410	20,440	22,085	23,730	25,375	26,985	28,616	30,251	357	383	460	531	593	654
	40%	16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840	32,704	34,573	409	438	526	607	678	748
	45%	18,405	21,060	23,670	26,280	28,395	30,510	32,625	34,695	36,792	38,894	460	493	591	683	762	841
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	40,880	43,216	511	548	657	759	847	935
	60%	24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	49,056	51,859	613	657	789	911	1,017	1,122
	Median: 58,400	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618



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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Flagler County (Palm Coast MSA)	25%	10,200	11,650	13,100	14,550	15,725	16,900	18,050	19,225	20,370	21,534	255	273	327	378	422	465
	28%	11,424	13,048	14,672	16,296	17,612	18,928	20,216	21,532	22,814	24,118	285	305	366	423	473	521
	30%	12,240	13,980	15,720	17,460	18,870	20,280	21,660	23,070	24,444	25,841	306	327	393	454	507	559
	33%	13,464	15,378	17,292	19,206	20,757	22,308	23,826	25,377	26,888	28,425	336	360	432	499	557	615
	35%	14,280	16,310	18,340	20,370	22,015	23,660	25,270	26,915	28,518	30,148	357	382	458	529	591	652
	40%	16,320	18,640	20,960	23,280	25,160	27,040	28,880	30,760	32,592	34,454	408	437	524	605	676	745
	45%	18,360	20,970	23,580	26,190	28,305	30,420	32,490	34,605	36,666	38,761	459	491	589	681	760	838
	50%	20,400	23,300	26,200	29,100	31,450	33,800	36,100	38,450	40,740	43,068	510	546	655	756	845	931
	60%	24,480	27,960	31,440	34,920	37,740	40,560	43,320	46,140	48,888	51,682	612	655	786	908	1,014	1,118
	Median: 56,300	80%	32,640	37,280	41,920	46,560	50,320	54,080	57,760	61,520	65,184	68,909	816	874	1,048	1,211	1,352
	120%	48,960	55,920	62,880	69,840	75,480	81,120	86,640	92,280	97,776	103,363	1,224	1,311	1,572	1,816	2,028	2,236
	140%	57,120	65,240	73,360	81,480	88,060	94,640	101,080	107,660	114,072	120,590	1,428	1,529	1,834	2,119	2,366	2,609
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,575	12,075	13,575	15,075	16,300	17,500	18,700	19,900	21,105	22,311	264	283	339	392	437	482
	28% - HS	11,844	13,524	15,204	16,884	18,256	19,600	20,944	22,288	23,638	24,988	296	317	380	439	490	540
	30% - HS	12,690	14,490	16,290	18,090	19,560	21,000	22,440	23,880	25,326	26,773	317	339	407	470	525	579
	33% - HS	13,959	15,939	17,919	19,899	21,516	23,100	24,684	26,268	27,859	29,451	348	373	447	517	577	636
	35% - HS	14,805	16,905	19,005	21,105	22,820	24,500	26,180	27,860	29,547	31,235	370	396	475	549	612	675
	40% - HS	16,920	19,320	21,720	24,120	26,080	28,000	29,920	31,840	33,768	35,698	423	453	543	627	700	772
	45% - HS	19,035	21,735	24,435	27,135	29,340	31,500	33,660	35,820	37,989	40,160	475	509	610	705	787	868
	50% - HS	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	42,210	44,622	528	566	678	784	875	965
	60% - HS	25,380	28,980	32,580	36,180	39,120	42,000	44,880	47,760	50,652	53,546	634	679	814	941	1,050	1,158

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Franklin County	25%	9,000	10,300	11,575	12,850	13,900	14,925	15,950	16,975	17,990	19,018	225	241	289	334	373	411
	28%	10,080	11,536	12,964	14,392	15,568	16,716	17,864	19,012	20,149	21,300	252	270	324	374	417	460
	30%	10,800	12,360	13,890	15,420	16,680	17,910	19,140	20,370	21,588	22,822	270	289	347	401	447	493
	33%	11,880	13,596	15,279	16,962	18,348	19,701	21,054	22,407	23,747	25,104	297	318	381	441	492	543
	35%	12,600	14,420	16,205	17,990	19,460	20,895	22,330	23,765	25,186	26,625	315	337	405	468	522	576
	40%	14,400	16,480	18,520	20,560	22,240	23,880	25,520	27,160	28,784	30,429	360	386	463	535	597	658
	45%	16,200	18,540	20,835	23,130	25,020	26,865	28,710	30,555	32,382	34,232	405	434	520	601	671	740
	50%	18,000	20,600	23,150	25,700	27,800	29,850	31,900	33,950	35,980	38,036	450	482	578	668	746	823
	60%	21,600	24,720	27,780	30,840	33,360	35,820	38,280	40,740	43,176	45,643	540	579	694	802	895	987
	Median: 51,400	80%	28,800	32,960	37,040	41,120	44,480	47,760	51,040	54,320	57,568	60,858	720	772	926	1,070	1,194
	120%	43,200	49,440	55,560	61,680	66,720	71,640	76,560	81,480	86,352	91,286	1,080	1,158	1,389	1,605	1,791	1,975
	140%	50,400	57,680	64,820	71,960	77,840	83,580	89,320	95,060	100,744	106,501	1,260	1,351	1,620	1,872	2,089	2,304
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
	60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gadsden County (Tallahassee MSA)	25%	11,225	12,825	14,425	16,025	17,325	18,600	19,875	21,175	22,435	23,717	280	300	360	416	465	513
	28%	12,572	14,364	16,156	17,948	19,404	20,832	22,260	23,716	25,127	26,563	314	336	403	466	520	574
	30%	13,470	15,390	17,310	19,230	20,790	22,320	23,850	25,410	26,922	28,460	336	360	432	500	558	615
	33%	14,817	16,929	19,041	21,153	22,869	24,552	26,235	27,951	29,614	31,306	370	396	476	550	613	677
	35%	15,715	17,955	20,195	22,435	24,255	26,040	27,825	29,645	31,409	33,204	392	420	504	583	651	718
	40%	17,960	20,520	23,080	25,640	27,720	29,760	31,800	33,880	35,896	37,947	449	481	577	667	744	821
	45%	20,205	23,085	25,965	28,845	31,185	33,480	35,775	38,115	40,383	42,691	505	541	649	750	837	923
	50%	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	44,870	47,434	561	601	721	833	930	1,026
	60%	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	53,844	56,921	673	721	865	1,000	1,116	1,231
	Median: 64,800	80%	35,920	41,040	46,160	51,280	55,440	59,520	63,600	67,760	71,792	75,894	898	962	1,154	1,334	1,488
	120%	53,880	61,560	69,240	76,920	83,160	89,280	95,400	101,640	107,688	113,842	1,347	1,443	1,731	2,001	2,232	2,463
	140%	62,860	71,820	80,780	89,740	97,020	104,160	111,300	118,580	125,636	132,815	1,571	1,683	2,019	2,334	2,604	2,873
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,350	12,975	14,600	16,200	17,500	18,800	20,100	21,400	22,680	23,976	283	304	365	421	470	518
	28% - HS	12,712	14,532	16,352	18,144	19,600	21,056	22,512	23,968	25,402	26,853	317	340	408	471	526	581
	30% - HS	13,620	15,570	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	340	364	438	505	564	622
	33% - HS	14,982	17,127	19,272	21,384	23,100	24,816	26,532	28,248	29,938	31,648	374	401	481	556	620	684
	35% - HS	15,890	18,165	20,440	22,680	24,500	26,320	28,140	29,960	31,752	33,566	397	425	511	589	658	726
	40% - HS	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240	36,288	38,362	454	486	584	674	752	830
	45% - HS	20,430	23,355	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	510	547	657	758	846	933
	50% - HS	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	567	608	730	842	940	1,037
	60% - HS	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	54,432	57,542	681	729	876	1,011	1,128	1,245

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**2014 Income Limits and Rent Limits  
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Multifamily Rental Programs -- Except HOME and SHIP  
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County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gilchrist County (Gainesville MSA)	25%	10,725	12,250	13,775	15,300	16,525	17,750	18,975	20,200	21,420	22,644	268	287	344	397	443	489
	28%	12,012	13,720	15,428	17,136	18,508	19,880	21,252	22,624	23,990	25,361	300	321	385	445	497	548
	30%	12,870	14,700	16,530	18,360	19,830	21,300	22,770	24,240	25,704	27,173	321	344	413	477	532	587
	33%	14,157	16,170	18,183	20,196	21,813	23,430	25,047	26,664	28,274	29,890	353	379	454	525	585	646
	35%	15,015	17,150	19,285	21,420	23,135	24,850	26,565	28,280	29,988	31,702	375	402	482	556	621	685
	40%	17,160	19,600	22,040	24,480	26,440	28,400	30,360	32,320	34,272	36,230	429	459	551	636	710	783
	45%	19,305	22,050	24,795	27,540	29,745	31,950	34,155	36,360	38,556	40,759	482	516	619	716	798	881
	50%	21,450	24,500	27,550	30,600	33,050	35,500	37,950	40,400	42,840	45,288	536	574	688	795	887	979
	60%	25,740	29,400	33,060	36,720	39,660	42,600	45,540	48,480	51,408	54,346	643	689	826	954	1,065	1,175
	80%	34,320	39,200	44,080	48,960	52,880	56,800	60,720	64,640	68,544	72,461	858	919	1,102	1,273	1,420	1,567
	120%	51,480	58,800	66,120	73,440	79,320	85,200	91,080	96,960	102,816	108,691	1,287	1,378	1,653	1,909	2,130	2,350
	140%	60,060	68,600	77,140	85,680	92,540	99,400	106,260	113,120	119,952	126,806	1,501	1,608	1,928	2,227	2,485	2,742
	Median: 65,400																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <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	22,890	24,198	286	306	368	425	474	523
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
	60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Glades County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 46,100	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,525	9,725	10,950	12,150	13,125	14,100	15,075	16,050	17,010	17,982	213	228	273	315	352	389
	28% - HS	9,548	10,892	12,264	13,608	14,700	15,792	16,884	17,976	19,051	20,140	238	255	306	353	394	435
	30% - HS	10,230	11,670	13,140	14,580	15,750	16,920	18,090	19,260	20,412	21,578	255	273	328	379	423	466
	33% - HS	11,253	12,837	14,454	16,038	17,325	18,612	19,899	21,186	22,453	23,736	281	301	361	417	465	513
	35% - HS	11,935	13,615	15,330	17,010	18,375	19,740	21,105	22,470	23,814	25,175	298	319	383	442	493	544
	40% - HS	13,640	15,560	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	341	365	438	505	564	622
	45% - HS	15,345	17,505	19,710	21,870	23,625	25,380	27,135	28,890	30,618	32,368	383	410	492	568	634	700
	50% - HS	17,050	19,450	21,900	24,300	26,250	28,200	30,150	32,100	34,020	35,964	426	456	547	631	705	778
	60% - HS	20,460	23,340	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	511	547	657	758	846	933
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Gulf County	25%	8,875	10,125	11,400	12,650	13,675	14,675	15,700	16,700	17,710	18,722	221	237	285	329	366	405
	28%	9,940	11,340	12,768	14,168	15,316	16,436	17,584	18,704	19,835	20,969	248	266	319	368	410	453
	30%	10,650	12,150	13,680	15,180	16,410	17,610	18,840	20,040	21,252	22,466	266	285	342	394	440	486
	33%	11,715	13,365	15,048	16,698	18,051	19,371	20,724	22,044	23,377	24,713	292	313	376	434	484	534
	35%	12,425	14,175	15,960	17,710	19,145	20,545	21,980	23,380	24,794	26,211	310	332	399	460	513	567
	40%	14,200	16,200	18,240	20,240	21,880	23,480	25,120	26,720	28,336	29,955	355	380	456	526	587	648
	45%	15,975	18,225	20,520	22,770	24,615	26,415	28,260	30,060	31,878	33,700	399	427	513	592	660	729
	50%	17,750	20,250	22,800	25,300	27,350	29,350	31,400	33,400	35,420	37,444	443	475	570	658	733	810
	60%	21,300	24,300	27,360	30,360	32,820	35,220	37,680	40,080	42,504	44,933	532	570	684	789	880	972
	Median: 50,600	80%	28,400	32,400	36,480	40,480	43,760	46,960	50,240	53,440	56,672	59,910	710	760	912	1,053	1,174
	120%	42,600	48,600	54,720	60,720	65,640	70,440	75,360	80,160	85,008	89,866	1,065	1,140	1,368	1,579	1,761	1,944
	140%	49,700	56,700	63,840	70,840	76,580	82,180	87,920	93,520	99,176	104,843	1,242	1,330	1,596	1,842	2,054	2,268
HERA Special Limits	25% - HS	9,050	10,350	11,650	12,925	13,975	15,000	16,050	17,075	18,095	19,129	226	242	291	336	375	414
per Section 142(d)(2)(E)	28% - HS	10,136	11,592	13,048	14,476	15,652	16,800	17,976	19,124	20,266	21,424	253	271	326	376	420	463
<i>(est. 2009)</i>	30% - HS	10,860	12,420	13,980	15,510	16,770	18,000	19,260	20,490	21,714	22,955	271	291	349	403	450	496
<i>For use by projects that</i>	33% - HS	11,946	13,662	15,378	17,061	18,447	19,800	21,186	22,539	23,885	25,250	298	320	384	443	495	546
<i>placed in service at least</i>	35% - HS	12,670	14,490	16,310	18,095	19,565	21,000	22,470	23,905	25,333	26,781	316	339	407	470	525	579
<i>one building on or</i>	40% - HS	14,480	16,560	18,640	20,680	22,360	24,000	25,680	27,320	28,952	30,606	362	388	466	538	600	662
<i>before 12/31/2008</i>	45% - HS	16,290	18,630	20,970	23,265	25,155	27,000	28,890	30,735	32,571	34,432	407	436	524	605	675	745
	50% - HS	18,100	20,700	23,300	25,850	27,950	30,000	32,100	34,150	36,190	38,258	452	485	582	672	750	828
	60% - HS	21,720	24,840	27,960	31,020	33,540	36,000	38,520	40,980	43,428	45,910	543	582	699	807	900	993
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hamilton County	25%	8,525	9,750	10,975	12,175	13,150	14,125	15,100	16,075	17,045	18,019	213	228	274	316	353	389
	28%	9,548	10,920	12,292	13,636	14,728	15,820	16,912	18,004	19,090	20,181	238	255	307	354	395	436
	30%	10,230	11,700	13,170	14,610	15,780	16,950	18,120	19,290	20,454	21,623	255	274	329	379	423	467
	33%	11,253	12,870	14,487	16,071	17,358	18,645	19,932	21,219	22,499	23,785	281	301	362	417	466	514
	35%	11,935	13,650	15,365	17,045	18,410	19,775	21,140	22,505	23,863	25,227	298	319	384	443	494	545
	40%	13,640	15,600	17,560	19,480	21,040	22,600	24,160	25,720	27,272	28,830	341	365	439	506	565	623
	45%	15,345	17,550	19,755	21,915	23,670	25,425	27,180	28,935	30,681	32,434	383	411	493	569	635	701
	50%	17,050	19,500	21,950	24,350	26,300	28,250	30,200	32,150	34,090	36,038	426	456	548	633	706	779
	60%	20,460	23,400	26,340	29,220	31,560	33,900	36,240	38,580	40,908	43,246	511	548	658	759	847	935
	Median: 48,700	80%	27,280	31,200	35,120	38,960	42,080	45,200	48,320	51,440	54,544	57,661	682	731	878	1,013	1,130
	120%	40,920	46,800	52,680	58,440	63,120	67,800	72,480	77,160	81,816	86,491	1,023	1,096	1,317	1,519	1,695	1,870
	140%	47,740	54,600	61,460	68,180	73,640	79,100	84,560	90,020	95,452	100,906	1,193	1,279	1,536	1,772	1,977	2,182
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	20,685	21,867	258	277	332	384	428	473
	28% - HS	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868	23,167	24,491	289	310	372	430	480	529
	30% - HS	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430	24,822	26,240	310	332	399	461	514	567
	33% - HS	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773	27,304	28,864	341	365	438	507	565	624
	35% - HS	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335	28,959	30,614	362	388	465	538	600	662
	40% - HS	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,096	34,987	414	443	532	615	686	757
	45% - HS	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145	37,233	39,361	465	498	598	691	771	851
	50% - HS	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,370	43,734	517	554	665	768	857	946
	60% - HS	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,644	52,481	621	665	798	922	1,029	1,135
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hardee County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 44,600	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	18,340	19,388	229	245	295	340	380	419
	28% - HS	10,276	11,760	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - HS	11,010	12,600	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	295	354	408	456	503
	33% - HS	12,111	13,860	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - HS	12,845	14,700	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	344	413	476	532	587
	40% - HS	14,680	16,800	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - HS	16,515	18,900	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - HS	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
	60% - HS	22,020	25,200	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	590	708	817	912	1,006
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hendry County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 41,600	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28% - HS	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30% - HS	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33% - HS	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35% - HS	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40% - HS	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45% - HS	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50% - HS	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
60% - HS	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Hernando County (Tampa-St.Petersburg- Clearwater MSA)	25%	10,050	11,500	12,925	14,350	15,500	16,650	17,800	18,950	20,090	21,238	251	269	323	373	416	459
	28%	11,256	12,880	14,476	16,072	17,360	18,648	19,936	21,224	22,501	23,787	281	301	361	417	466	514
	30%	12,060	13,800	15,510	17,220	18,600	19,980	21,360	22,740	24,108	25,486	301	323	387	447	499	551
	33%	13,266	15,180	17,061	18,942	20,460	21,978	23,496	25,014	26,519	28,034	331	355	426	492	549	606
	35%	14,070	16,100	18,095	20,090	21,700	23,310	24,920	26,530	28,126	29,733	351	377	452	522	582	643
	40%	16,080	18,400	20,680	22,960	24,800	26,640	28,480	30,320	32,144	33,981	402	431	517	597	666	735
	45%	18,090	20,700	23,265	25,830	27,900	29,970	32,040	34,110	36,162	38,228	452	484	581	671	749	826
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	40,180	42,476	502	538	646	746	832	918
	60%	24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480	48,216	50,971	603	646	775	895	999	1,102
	80%	32,160	36,800	41,360	45,920	49,600	53,280	56,960	60,640	64,288	67,962	804	862	1,034	1,194	1,332	1,470
	120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960	96,432	101,942	1,206	1,293	1,551	1,791	1,998	2,205
	140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120	112,504	118,933	1,407	1,508	1,809	2,089	2,331	2,572
	Median: 57,400																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Highlands County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 44,000	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits	25% - HS	8,600	9,825	11,050	12,275	13,275	14,250	15,225	16,225	17,185	18,167	215	230	276	319	356	393
per Section 142(d)(2)(E)	28% - HS	9,632	11,004	12,376	13,748	14,868	15,960	17,052	18,172	19,247	20,347	240	257	309	357	399	440
<i>(est. 2009)</i>	30% - HS	10,320	11,790	13,260	14,730	15,930	17,100	18,270	19,470	20,622	21,800	258	276	331	383	427	471
<i>For use by projects that</i>	33% - HS	11,352	12,969	14,586	16,203	17,523	18,810	20,097	21,417	22,684	23,980	283	304	364	421	470	518
<i>placed in service at least</i>	35% - HS	12,040	13,755	15,470	17,185	18,585	19,950	21,315	22,715	24,059	25,434	301	322	386	447	498	550
<i>one building on or</i>	40% - HS	13,760	15,720	17,680	19,640	21,240	22,800	24,360	25,960	27,496	29,067	344	368	442	511	570	629
<i>before 12/31/2008</i>	45% - HS	15,480	17,685	19,890	22,095	23,895	25,650	27,405	29,205	30,933	32,701	387	414	497	574	641	707
	50% - HS	17,200	19,650	22,100	24,550	26,550	28,500	30,450	32,450	34,370	36,334	430	460	552	638	712	786
	60% - HS	20,640	23,580	26,520	29,460	31,860	34,200	36,540	38,940	41,244	43,601	516	552	663	766	855	943
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit						
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5	
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA)	25%	10,050	11,500	12,925	14,350	15,500	16,650	17,800	18,950	20,090	21,238	251	269	323	373	416	459	
	28%	11,256	12,880	14,476	16,072	17,360	18,648	19,936	21,224	22,501	23,787	281	301	361	417	466	514	
	30%	12,060	13,800	15,510	17,220	18,600	19,980	21,360	22,740	24,108	25,486	301	323	387	447	499	551	
	33%	13,266	15,180	17,061	18,942	20,460	21,978	23,496	25,014	26,519	28,034	331	355	426	492	549	606	
	35%	14,070	16,100	18,095	20,090	21,700	23,310	24,920	26,530	28,126	29,733	351	377	452	522	582	643	
	40%	16,080	18,400	20,680	22,960	24,800	26,640	28,480	30,320	32,144	33,981	402	431	517	597	666	735	
	45%	18,090	20,700	23,265	25,830	27,900	29,970	32,040	34,110	36,162	38,228	452	484	581	671	749	826	
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	40,180	42,476	502	538	646	746	832	918	
	60%	24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480	48,216	50,971	603	646	775	895	999	1,102	
	80%	32,160	36,800	41,360	45,920	49,600	53,280	56,960	60,640	64,288	67,962	804	862	1,034	1,194	1,332	1,470	
	120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960	96,432	101,942	1,206	1,293	1,551	1,791	1,998	2,205	
	140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120	112,504	118,933	1,407	1,508	1,809	2,089	2,331	2,572	
	Median: 57,400																	
	HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
28% - HS		11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532	
30% - HS		12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570	
33% - HS		13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627	
35% - HS		14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665	
40% - HS		16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761	
45% - HS		18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856	
50% - HS		20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951	
60% - HS		24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800	66,528	70,330	832	892	1,070	1,236	1,380	1,522		

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Holmes County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 44,600	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28% - HS	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30% - HS	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33% - HS	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35% - HS	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40% - HS	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45% - HS	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50% - HS	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
60% - HS	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Indian River County (Sebastian-Vero Beach MSA)	25%	9,575	10,950	12,325	13,675	14,775	15,875	16,975	18,075	19,145	20,239	239	256	308	355	396	438
	28%	10,724	12,264	13,804	15,316	16,548	17,780	19,012	20,244	21,442	22,668	268	287	345	398	444	490
	30%	11,490	13,140	14,790	16,410	17,730	19,050	20,370	21,690	22,974	24,287	287	307	369	426	476	525
	33%	12,639	14,454	16,269	18,051	19,503	20,955	22,407	23,859	25,271	26,715	315	338	406	469	523	578
	35%	13,405	15,330	17,255	19,145	20,685	22,225	23,765	25,305	26,803	28,335	335	359	431	497	555	613
	40%	15,320	17,520	19,720	21,880	23,640	25,400	27,160	28,920	30,632	32,382	383	410	493	569	635	701
	45%	17,235	19,710	22,185	24,615	26,595	28,575	30,555	32,535	34,461	36,430	430	461	554	640	714	788
	50%	19,150	21,900	24,650	27,350	29,550	31,750	33,950	36,150	38,290	40,478	478	513	616	711	793	876
	55%	21,065	24,090	27,115	30,085	32,505	34,925	37,345	39,765	42,119	44,526	526	564	677	782	873	963
	60%	22,980	26,280	29,580	32,820	35,460	38,100	40,740	43,380	45,948	48,574	574	615	739	853	952	1,051
Median: 54,700	80%	30,640	35,040	39,440	43,760	47,280	50,800	54,320	57,840	61,264	64,765	766	821	986	1,138	1,270	1,402
	120%	45,960	52,560	59,160	65,640	70,920	76,200	81,480	86,760	91,896	97,147	1,149	1,231	1,479	1,707	1,905	2,103
	140%	53,620	61,320	69,020	76,580	82,740	88,900	95,060	101,220	107,212	113,338	1,340	1,436	1,725	1,991	2,222	2,453
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,600	12,100	13,625	15,125	16,350	17,550	18,775	19,975	21,175	22,385	265	283	340	393	438	484
	28% - HS	11,872	13,552	15,260	16,940	18,312	19,656	21,028	22,372	23,716	25,071	296	317	381	440	491	542
	30% - HS	12,720	14,520	16,350	18,150	19,620	21,060	22,530	23,970	25,410	26,862	318	340	408	472	526	581
	33% - HS	13,992	15,972	17,985	19,965	21,582	23,166	24,783	26,367	27,951	29,548	349	374	449	519	579	639
	35% - HS	14,840	16,940	19,075	21,175	22,890	24,570	26,285	27,965	29,645	31,339	371	397	476	550	614	678
	40% - HS	16,960	19,360	21,800	24,200	26,160	28,080	30,040	31,960	33,880	35,816	424	454	545	629	702	775
	45% - HS	19,080	21,780	24,525	27,225	29,430	31,590	33,795	35,955	38,115	40,293	477	510	613	708	789	871
	50% - HS	21,200	24,200	27,250	30,250	32,700	35,100	37,550	39,950	42,350	44,770	530	567	681	786	877	968
	55% - HS	23,320	26,620	29,975	33,275	35,970	38,610	41,305	43,945	46,585	49,247	583	624	749	865	965	1,065
	60% - HS	25,440	29,040	32,700	36,300	39,240	42,120	45,060	47,940	50,820	53,724	636	681	817	944	1,053	1,162

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jackson County	25%	9,450	10,800	12,150	13,500	14,600	15,675	16,750	17,825	18,900	19,980	236	253	303	351	391	432
	28%	10,584	12,096	13,608	15,120	16,352	17,556	18,760	19,964	21,168	22,378	264	283	340	393	438	484
	30%	11,340	12,960	14,580	16,200	17,520	18,810	20,100	21,390	22,680	23,976	283	303	364	421	470	518
	33%	12,474	14,256	16,038	17,820	19,272	20,691	22,110	23,529	24,948	26,374	311	334	400	463	517	570
	35%	13,230	15,120	17,010	18,900	20,440	21,945	23,450	24,955	26,460	27,972	330	354	425	491	548	605
	40%	15,120	17,280	19,440	21,600	23,360	25,080	26,800	28,520	30,240	31,968	378	405	486	562	627	691
	45%	17,010	19,440	21,870	24,300	26,280	28,215	30,150	32,085	34,020	35,964	425	455	546	632	705	777
	50%	18,900	21,600	24,300	27,000	29,200	31,350	33,500	35,650	37,800	39,960	472	506	607	702	783	864
	60%	22,680	25,920	29,160	32,400	35,040	37,620	40,200	42,780	45,360	47,952	567	607	729	843	940	1,037
	Median: 54,500	80%	30,240	34,560	38,880	43,200	46,720	50,160	53,600	57,040	60,480	63,936	756	810	972	1,124	1,254
	120%	45,360	51,840	58,320	64,800	70,080	75,240	80,400	85,560	90,720	95,904	1,134	1,215	1,458	1,686	1,881	2,074
	140%	52,920	60,480	68,040	75,600	81,760	87,780	93,800	99,820	105,840	111,888	1,323	1,417	1,701	1,967	2,194	2,420
HERA Special Limits	25% - HS	9,550	10,900	12,275	13,625	14,725	15,825	16,900	18,000	19,075	20,165	238	255	306	354	395	436
per Section 142(d)(2)(E)	28% - HS	10,696	12,208	13,748	15,260	16,492	17,724	18,928	20,160	21,364	22,585	267	286	343	396	443	488
<i>(est. 2013)</i>	30% - HS	11,460	13,080	14,730	16,350	17,670	18,990	20,280	21,600	22,890	24,198	286	306	368	425	474	523
<i>For use by projects that</i>	33% - HS	12,606	14,388	16,203	17,985	19,437	20,889	22,308	23,760	25,179	26,618	315	337	405	467	522	575
<i>placed in service at least</i>	35% - HS	13,370	15,260	17,185	19,075	20,615	22,155	23,660	25,200	26,705	28,231	334	357	429	496	553	610
<i>one building on or</i>	40% - HS	15,280	17,440	19,640	21,800	23,560	25,320	27,040	28,800	30,520	32,264	382	409	491	567	633	698
<i>before 12/31/2008</i>	45% - HS	17,190	19,620	22,095	24,525	26,505	28,485	30,420	32,400	34,335	36,297	429	460	552	637	712	785
	50% - HS	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000	38,150	40,330	477	511	613	708	791	872
	60% - HS	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200	45,780	48,396	573	613	736	850	949	1,047
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Jefferson County (Tallahassee MSA)	25%	11,225	12,825	14,425	16,025	17,325	18,600	19,875	21,175	22,435	23,717	280	300	360	416	465	513
	28%	12,572	14,364	16,156	17,948	19,404	20,832	22,260	23,716	25,127	26,563	314	336	403	466	520	574
	30%	13,470	15,390	17,310	19,230	20,790	22,320	23,850	25,410	26,922	28,460	336	360	432	500	558	615
	33%	14,817	16,929	19,041	21,153	22,869	24,552	26,235	27,951	29,614	31,306	370	396	476	550	613	677
	35%	15,715	17,955	20,195	22,435	24,255	26,040	27,825	29,645	31,409	33,204	392	420	504	583	651	718
	40%	17,960	20,520	23,080	25,640	27,720	29,760	31,800	33,880	35,896	37,947	449	481	577	667	744	821
	45%	20,205	23,085	25,965	28,845	31,185	33,480	35,775	38,115	40,383	42,691	505	541	649	750	837	923
	50%	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	44,870	47,434	561	601	721	833	930	1,026
	60%	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	53,844	56,921	673	721	865	1,000	1,116	1,231
	Median: 64,800	80%	35,920	41,040	46,160	51,280	55,440	59,520	63,600	67,760	71,792	75,894	898	962	1,154	1,334	1,488
	120%	53,880	61,560	69,240	76,920	83,160	89,280	95,400	101,640	107,688	113,842	1,347	1,443	1,731	2,001	2,232	2,463
	140%	62,860	71,820	80,780	89,740	97,020	104,160	111,300	118,580	125,636	132,815	1,571	1,683	2,019	2,334	2,604	2,873
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,350	12,975	14,600	16,200	17,500	18,800	20,100	21,400	22,680	23,976	283	304	365	421	470	518
	28% - HS	12,712	14,532	16,352	18,144	19,600	21,056	22,512	23,968	25,402	26,853	317	340	408	471	526	581
	30% - HS	13,620	15,570	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	340	364	438	505	564	622
	33% - HS	14,982	17,127	19,272	21,384	23,100	24,816	26,532	28,248	29,938	31,648	374	401	481	556	620	684
	35% - HS	15,890	18,165	20,440	22,680	24,500	26,320	28,140	29,960	31,752	33,566	397	425	511	589	658	726
	40% - HS	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240	36,288	38,362	454	486	584	674	752	830
	45% - HS	20,430	23,355	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	510	547	657	758	846	933
	50% - HS	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	567	608	730	842	940	1,037
	60% - HS	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	54,432	57,542	681	729	876	1,011	1,128	1,245

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated 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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lafayette County	25%	10,000	11,425	12,850	14,275	15,425	16,575	17,725	18,850	19,985	21,127	250	267	321	371	414	457
	28%	11,200	12,796	14,392	15,988	17,276	18,564	19,852	21,112	22,383	23,662	280	299	359	415	464	512
	30%	12,000	13,710	15,420	17,130	18,510	19,890	21,270	22,620	23,982	25,352	300	321	385	445	497	548
	33%	13,200	15,081	16,962	18,843	20,361	21,879	23,397	24,882	26,380	27,888	330	353	424	490	546	603
	35%	14,000	15,995	17,990	19,985	21,595	23,205	24,815	26,390	27,979	29,578	350	374	449	519	580	640
	40%	16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160	31,976	33,803	400	428	514	594	663	731
	45%	18,000	20,565	23,130	25,695	27,765	29,835	31,905	33,930	35,973	38,029	450	482	578	668	745	822
	50%	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	39,970	42,254	500	535	642	742	828	914
	60%	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	47,964	50,705	600	642	771	891	994	1,097
	Median: 58,200	80%	32,000	36,560	41,120	45,680	49,360	53,040	56,720	60,320	63,952	67,606	800	857	1,028	1,188	1,326
	120%	48,000	54,840	61,680	68,520	74,040	79,560	85,080	90,480	95,928	101,410	1,200	1,285	1,542	1,782	1,989	2,194
	140%	56,000	63,980	71,960	79,940	86,380	92,820	99,260	105,560	111,916	118,311	1,400	1,499	1,799	2,079	2,320	2,560
HERA Special Limits	25% - HS	10,550	12,050	13,550	15,050	16,275	17,475	18,675	19,875	21,070	22,274	263	282	338	391	436	481
per Section 142(d)(2)(E)	28% - HS	11,816	13,496	15,176	16,856	18,228	19,572	20,916	22,260	23,598	24,947	295	316	379	438	489	539
<i>(est. 2011)</i>	30% - HS	12,660	14,460	16,260	18,060	19,530	20,970	22,410	23,850	25,284	26,729	316	339	406	469	524	578
<i>For use by projects that</i>	33% - HS	13,926	15,906	17,886	19,866	21,483	23,067	24,651	26,235	27,812	29,402	348	372	447	516	576	636
<i>placed in service at least</i>	35% - HS	14,770	16,870	18,970	21,070	22,785	24,465	26,145	27,825	29,498	31,184	369	395	474	548	611	674
<i>one building on or</i>	40% - HS	16,880	19,280	21,680	24,080	26,040	27,960	29,880	31,800	33,712	35,638	422	452	542	626	699	771
<i>before 12/31/2008</i>	45% - HS	18,990	21,690	24,390	27,090	29,295	31,455	33,615	35,775	37,926	40,093	474	508	609	704	786	867
	50% - HS	21,100	24,100	27,100	30,100	32,550	34,950	37,350	39,750	42,140	44,548	527	565	677	783	873	963
	60% - HS	25,320	28,920	32,520	36,120	39,060	41,940	44,820	47,700	50,568	53,458	633	678	813	939	1,048	1,156
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lake County (Orlando-Kissimmee-Sanford MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	Median: 54,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445	490
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Lee County (Cape Coral-Fort Myers MSA)	25%	10,150	11,600	13,050	14,500	15,675	16,825	18,000	19,150	20,300	21,460	253	271	326	377	420	464
	28%	11,368	12,992	14,616	16,240	17,556	18,844	20,160	21,448	22,736	24,035	284	304	365	422	471	520
	30%	12,180	13,920	15,660	17,400	18,810	20,190	21,600	22,980	24,360	25,752	304	326	391	452	504	557
	33%	13,398	15,312	17,226	19,140	20,691	22,209	23,760	25,278	26,796	28,327	334	358	430	497	555	612
	35%	14,210	16,240	18,270	20,300	21,945	23,555	25,200	26,810	28,420	30,044	355	380	456	528	588	650
	40%	16,240	18,560	20,880	23,200	25,080	26,920	28,800	30,640	32,480	34,336	406	435	522	603	673	743
	45%	18,270	20,880	23,490	26,100	28,215	30,285	32,400	34,470	36,540	38,628	456	489	587	678	757	835
	50%	20,300	23,200	26,100	29,000	31,350	33,650	36,000	38,300	40,600	42,920	507	543	652	754	841	928
	60%	24,360	27,840	31,320	34,800	37,620	40,380	43,200	45,960	48,720	51,504	609	652	783	905	1,009	1,114
	Median: 58,000	80%	32,480	37,120	41,760	46,400	50,160	53,840	57,600	61,280	64,960	68,672	812	870	1,044	1,207	1,346
	120%	48,720	55,680	62,640	69,600	75,240	80,760	86,400	91,920	97,440	103,008	1,218	1,305	1,566	1,810	2,019	2,229
	140%	56,840	64,960	73,080	81,200	87,780	94,220	100,800	107,240	113,680	120,176	1,421	1,522	1,827	2,112	2,355	2,600
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,800	12,325	13,875	15,400	16,650	17,875	19,100	20,350	21,560	22,792	270	289	346	400	446	493
	28% - HS	12,096	13,804	15,540	17,248	18,648	20,020	21,392	22,792	24,147	25,527	302	323	388	448	500	552
	30% - HS	12,960	14,790	16,650	18,480	19,980	21,450	22,920	24,420	25,872	27,350	324	346	416	480	536	591
	33% - HS	14,256	16,269	18,315	20,328	21,978	23,595	25,212	26,862	28,459	30,085	356	381	457	528	589	650
	35% - HS	15,120	17,255	19,425	21,560	23,310	25,025	26,740	28,490	30,184	31,909	378	404	485	560	625	690
	40% - HS	17,280	19,720	22,200	24,640	26,640	28,600	30,560	32,560	34,496	36,467	432	462	555	641	715	789
	45% - HS	19,440	22,185	24,975	27,720	29,970	32,175	34,380	36,630	38,808	41,026	486	520	624	721	804	887
	50% - HS	21,600	24,650	27,750	30,800	33,300	35,750	38,200	40,700	43,120	45,584	540	578	693	801	893	986
	60% - HS	25,920	29,580	33,300	36,960	39,960	42,900	45,840	48,840	51,744	54,701	648	693	832	961	1,072	1,183

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Leon County (Tallahassee HMFA; Tallahassee MSA)	25%	11,225	12,825	14,425	16,025	17,325	18,600	19,875	21,175	22,435	23,717	280	300	360	416	465	513
	28%	12,572	14,364	16,156	17,948	19,404	20,832	22,260	23,716	25,127	26,563	314	336	403	466	520	574
	30%	13,470	15,390	17,310	19,230	20,790	22,320	23,850	25,410	26,922	28,460	336	360	432	500	558	615
	33%	14,817	16,929	19,041	21,153	22,869	24,552	26,235	27,951	29,614	31,306	370	396	476	550	613	677
	35%	15,715	17,955	20,195	22,435	24,255	26,040	27,825	29,645	31,409	33,204	392	420	504	583	651	718
	40%	17,960	20,520	23,080	25,640	27,720	29,760	31,800	33,880	35,896	37,947	449	481	577	667	744	821
	45%	20,205	23,085	25,965	28,845	31,185	33,480	35,775	38,115	40,383	42,691	505	541	649	750	837	923
	50%	22,450	25,650	28,850	32,050	34,650	37,200	39,750	42,350	44,870	47,434	561	601	721	833	930	1,026
	60%	26,940	30,780	34,620	38,460	41,580	44,640	47,700	50,820	53,844	56,921	673	721	865	1,000	1,116	1,231
	80%	35,920	41,040	46,160	51,280	55,440	59,520	63,600	67,760	71,792	75,894	898	962	1,154	1,334	1,488	1,642
	120%	53,880	61,560	69,240	76,920	83,160	89,280	95,400	101,640	107,688	113,842	1,347	1,443	1,731	2,001	2,232	2,463
	140%	62,860	71,820	80,780	89,740	97,020	104,160	111,300	118,580	125,636	132,815	1,571	1,683	2,019	2,334	2,604	2,873
150%	67,350	76,950	86,550	96,150	103,950	111,600	119,250	127,050	134,610	142,302	1,683	1,803	2,163	2,501	2,790	3,078	
Median: 64,800																	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,350	12,975	14,600	16,200	17,500	18,800	20,100	21,400	22,680	23,976	283	304	365	421	470	518
	28% - HS	12,712	14,532	16,352	18,144	19,600	21,056	22,512	23,968	25,402	26,853	317	340	408	471	526	581
	30% - HS	13,620	15,570	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	340	364	438	505	564	622
	33% - HS	14,982	17,127	19,272	21,384	23,100	24,816	26,532	28,248	29,938	31,648	374	401	481	556	620	684
	35% - HS	15,890	18,165	20,440	22,680	24,500	26,320	28,140	29,960	31,752	33,566	397	425	511	589	658	726
	40% - HS	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240	36,288	38,362	454	486	584	674	752	830
	45% - HS	20,430	23,355	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	510	547	657	758	846	933
	50% - HS	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	567	608	730	842	940	1,037
	60% - HS	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	54,432	57,542	681	729	876	1,011	1,128	1,245
80% - HS	36,320	41,520	46,720	51,840	56,000	60,160	64,320	68,480	72,576	76,723	908	973	1,168	1,348	1,504	1,660	
150% - HS	68,100	77,850	87,600	97,200	105,000	112,800	120,600	128,400	136,080	143,856	1,702	1,824	2,190	2,527	2,820	3,112	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Levy County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 45,900	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	17,975	19,040	20,128	238	255	306	353	395	435
	28% - HS	10,668	12,208	13,720	15,232	16,464	17,696	18,900	20,132	21,325	22,543	266	285	343	396	442	487
	30% - HS	11,430	13,080	14,700	16,320	17,640	18,960	20,250	21,570	22,848	24,154	285	306	367	424	474	522
	33% - HS	12,573	14,388	16,170	17,952	19,404	20,856	22,275	23,727	25,133	26,569	314	337	404	466	521	575
	35% - HS	13,335	15,260	17,150	19,040	20,580	22,120	23,625	25,165	26,656	28,179	333	357	428	495	553	609
	40% - HS	15,240	17,440	19,600	21,760	23,520	25,280	27,000	28,760	30,464	32,205	381	408	490	566	632	697
	45% - HS	17,145	19,620	22,050	24,480	26,460	28,440	30,375	32,355	34,272	36,230	428	459	551	636	711	784
	50% - HS	19,050	21,800	24,500	27,200	29,400	31,600	33,750	35,950	38,080	40,256	476	510	612	707	790	871
60% - HS	22,860	26,160	29,400	32,640	35,280	37,920	40,500	43,140	45,696	48,307	571	612	735	849	948	1,045	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Liberty County	25%	9,400	10,725	12,075	13,400	14,475	15,550	16,625	17,700	18,760	19,832	235	251	301	348	388	429
	28%	10,528	12,012	13,524	15,008	16,212	17,416	18,620	19,824	21,011	22,212	263	281	338	390	435	480
	30%	11,280	12,870	14,490	16,080	17,370	18,660	19,950	21,240	22,512	23,798	282	301	362	418	466	514
	33%	12,408	14,157	15,939	17,688	19,107	20,526	21,945	23,364	24,763	26,178	310	332	398	459	513	566
	35%	13,160	15,015	16,905	18,760	20,265	21,770	23,275	24,780	26,264	27,765	329	352	422	487	544	600
	40%	15,040	17,160	19,320	21,440	23,160	24,880	26,600	28,320	30,016	31,731	376	402	483	557	622	686
	45%	16,920	19,305	21,735	24,120	26,055	27,990	29,925	31,860	33,768	35,698	423	452	543	627	699	772
	50%	18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400	37,520	39,664	470	503	603	696	777	858
	60%	22,560	25,740	28,980	32,160	34,740	37,320	39,900	42,480	45,024	47,597	564	603	724	836	933	1,029
	Median: 53,600	80%	30,080	34,320	38,640	42,880	46,320	49,760	53,200	56,640	60,032	63,462	752	805	966	1,115	1,244
	120%	45,120	51,480	57,960	64,320	69,480	74,640	79,800	84,960	90,048	95,194	1,128	1,207	1,449	1,672	1,866	2,059
	140%	52,640	60,060	67,620	75,040	81,060	87,080	93,100	99,120	105,056	111,059	1,316	1,408	1,690	1,951	2,177	2,402
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125	20,265	21,423	253	271	326	376	420	463
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420	22,697	23,994	284	304	365	421	470	519
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950	24,318	25,708	304	326	391	451	504	556
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245	26,750	28,278	334	358	430	497	554	611
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775	28,371	29,992	355	380	456	527	588	648
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,424	34,277	406	435	522	602	672	741
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425	36,477	38,561	456	489	587	677	756	834
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,530	42,846	507	543	652	753	840	926
	60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,636	51,415	609	652	783	903	1,008	1,112
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Madison County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 43,600	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <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	19,740	20,868	246	264	317	366	409	451
	28% - HS	11,060	12,656	14,224	15,792	17,080	18,340	19,600	20,860	22,109	23,372	276	296	355	410	458	505
	30% - HS	11,850	13,560	15,240	16,920	18,300	19,650	21,000	22,350	23,688	25,042	296	317	381	440	491	541
	33% - HS	13,035	14,916	16,764	18,612	20,130	21,615	23,100	24,585	26,057	27,546	325	349	419	484	540	596
	35% - HS	13,825	15,820	17,780	19,740	21,350	22,925	24,500	26,075	27,636	29,215	345	370	444	513	573	632
	40% - HS	15,800	18,080	20,320	22,560	24,400	26,200	28,000	29,800	31,584	33,389	395	423	508	587	655	722
	45% - HS	17,775	20,340	22,860	25,380	27,450	29,475	31,500	33,525	35,532	37,562	444	476	571	660	736	812
	50% - HS	19,750	22,600	25,400	28,200	30,500	32,750	35,000	37,250	39,480	41,736	493	529	635	733	818	903
	60% - HS	23,700	27,120	30,480	33,840	36,600	39,300	42,000	44,700	47,376	50,083	592	635	762	880	982	1,083
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits**  
**Florida Housing Finance Corporation**  
**Multifamily Rental Programs -- Except HOME and SHIP**  
**CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Manatee County (North Port-Bradenton- Sarasota MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	Median: 57,300																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <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	22,890	24,198	286	306	368	425	474	523
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Marion County (Ocala MSA)	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 45,700	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,850	10,100	11,375	12,625	13,650	14,650	15,675	16,675	17,675	18,685	221	236	284	328	366	404
	28% - HS	9,912	11,312	12,740	14,140	15,288	16,408	17,556	18,676	19,796	20,927	247	265	318	367	410	452
	30% - HS	10,620	12,120	13,650	15,150	16,380	17,580	18,810	20,010	21,210	22,422	265	284	341	394	439	485
	33% - HS	11,682	13,332	15,015	16,665	18,018	19,338	20,691	22,011	23,331	24,664	292	312	375	433	483	533
	35% - HS	12,390	14,140	15,925	17,675	19,110	20,510	21,945	23,345	24,745	26,159	309	331	398	459	512	566
	40% - HS	14,160	16,160	18,200	20,200	21,840	23,440	25,080	26,680	28,280	29,896	354	379	455	525	586	647
	45% - HS	15,930	18,180	20,475	22,725	24,570	26,370	28,215	30,015	31,815	33,633	398	426	511	591	659	727
	50% - HS	17,700	20,200	22,750	25,250	27,300	29,300	31,350	33,350	35,350	37,370	442	473	568	656	732	808
	60% - HS	21,240	24,240	27,300	30,300	32,760	35,160	37,620	40,020	42,420	44,844	531	568	682	788	879	970
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Martin County (Port Saint Lucie MSA)	25%	9,975	11,400	12,825	14,225	15,375	16,525	17,650	18,800	19,915	21,053	249	267	320	370	413	455
	28%	11,172	12,768	14,364	15,932	17,220	18,508	19,768	21,056	22,305	23,579	279	299	359	414	462	510
	30%	11,970	13,680	15,390	17,070	18,450	19,830	21,180	22,560	23,898	25,264	299	320	384	444	495	546
	33%	13,167	15,048	16,929	18,777	20,295	21,813	23,298	24,816	26,288	27,790	329	352	423	488	545	601
	35%	13,965	15,960	17,955	19,915	21,525	23,135	24,710	26,320	27,881	29,474	349	374	448	518	578	637
	40%	15,960	18,240	20,520	22,760	24,600	26,440	28,240	30,080	31,864	33,685	399	427	513	592	661	729
	45%	17,955	20,520	23,085	25,605	27,675	29,745	31,770	33,840	35,847	37,895	448	480	577	666	743	820
	50%	19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	39,830	42,106	498	534	641	740	826	911
	60%	23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120	47,796	50,527	598	641	769	888	991	1,093
	Median: 56,900	80%	31,920	36,480	41,040	45,520	49,200	52,880	56,480	60,160	63,728	67,370	798	855	1,026	1,184	1,322
	120%	47,880	54,720	61,560	68,280	73,800	79,320	84,720	90,240	95,592	101,054	1,197	1,282	1,539	1,776	1,983	2,187
	140%	55,860	63,840	71,820	79,660	86,100	92,540	98,840	105,280	111,524	117,897	1,396	1,496	1,795	2,072	2,313	2,551
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <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	20,930	22,126	261	280	336	388	433	478
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Miami-Dade County	25%	11,900	13,600	15,300	17,000	18,375	19,725	21,100	22,450	23,800	25,160	297	318	382	442	493	544
(Miami-Miami Beach- Kendall HMFA;	28%	13,328	15,232	17,136	19,040	20,580	22,092	23,632	25,144	26,656	28,179	333	357	428	495	552	609
Miami-Fort Lauderdale- Pompano Beach MSA)	30%	14,280	16,320	18,360	20,400	22,050	23,670	25,320	26,940	28,560	30,192	357	382	459	530	591	653
	33%	15,708	17,952	20,196	22,440	24,255	26,037	27,852	29,634	31,416	33,211	392	420	504	583	650	718
	35%	16,660	19,040	21,420	23,800	25,725	27,615	29,540	31,430	33,320	35,224	416	446	535	619	690	762
	40%	19,040	21,760	24,480	27,200	29,400	31,560	33,760	35,920	38,080	40,256	476	510	612	707	789	871
	45%	21,420	24,480	27,540	30,600	33,075	35,505	37,980	40,410	42,840	45,288	535	573	688	795	887	979
	50%	23,800	27,200	30,600	34,000	36,750	39,450	42,200	44,900	47,600	50,320	595	637	765	884	986	1,088
	60%	28,560	32,640	36,720	40,800	44,100	47,340	50,640	53,880	57,120	60,384	714	765	918	1,061	1,183	1,306
Median: 48,400	80%	38,080	43,520	48,960	54,400	58,800	63,120	67,520	71,840	76,160	80,512	952	1,020	1,224	1,415	1,578	1,742
	120%	57,120	65,280	73,440	81,600	88,200	94,680	101,280	107,760	114,240	120,768	1,428	1,530	1,836	2,122	2,367	2,613
	140%	66,640	76,160	85,680	95,200	102,900	110,460	118,160	125,720	133,280	140,896	1,666	1,785	2,142	2,476	2,761	3,048

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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Monroe County	25%	14,425	16,500	18,550	20,600	22,250	23,900	25,550	27,200	28,840	30,488	360	386	463	535	597	659
	28%	16,156	18,480	20,776	23,072	24,920	26,768	28,616	30,464	32,301	34,147	403	432	519	599	669	738
	30%	17,310	19,800	22,260	24,720	26,700	28,680	30,660	32,640	34,608	36,586	432	463	556	642	717	791
	33%	19,041	21,780	24,486	27,192	29,370	31,548	33,726	35,904	38,069	40,244	476	510	612	707	788	870
	35%	20,195	23,100	25,970	28,840	31,150	33,460	35,770	38,080	40,376	42,683	504	541	649	749	836	923
	40%	23,080	26,400	29,680	32,960	35,600	38,240	40,880	43,520	46,144	48,781	577	618	742	857	956	1,055
	45%	25,965	29,700	33,390	37,080	40,050	43,020	45,990	48,960	51,912	54,878	649	695	834	964	1,075	1,186
	50%	28,850	33,000	37,100	41,200	44,500	47,800	51,100	54,400	57,680	60,976	721	773	927	1,071	1,195	1,318
	60%	34,620	39,600	44,520	49,440	53,400	57,360	61,320	65,280	69,216	73,171	865	927	1,113	1,285	1,434	1,582
	Median: 63,500	80%	46,160	52,800	59,360	65,920	71,200	76,480	81,760	87,040	92,288	97,562	1,154	1,237	1,484	1,714	1,912
	120%	69,240	79,200	89,040	98,880	106,800	114,720	122,640	130,560	138,432	146,342	1,731	1,855	2,226	2,571	2,868	3,165
	140%	80,780	92,400	103,880	115,360	124,600	133,840	143,080	152,320	161,504	170,733	2,019	2,164	2,597	2,999	3,346	3,692
	150%	86,550	99,000	111,300	123,600	133,500	143,400	153,300	163,200	173,040	182,928	2,163	2,319	2,782	3,213	3,585	3,956
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	15,175	17,350	19,525	21,675	23,425	25,150	26,900	28,625	30,345	32,079	379	406	488	563	628	694
	28% - HS	16,996	19,432	21,868	24,276	26,236	28,168	30,128	32,060	33,986	35,928	424	455	546	631	704	777
	30% - HS	18,210	20,820	23,430	26,010	28,110	30,180	32,280	34,350	36,414	38,495	455	487	585	676	754	832
	33% - HS	20,031	22,902	25,773	28,611	30,921	33,198	35,508	37,785	40,055	42,344	500	536	644	744	829	916
	35% - HS	21,245	24,290	27,335	30,345	32,795	35,210	37,660	40,075	42,483	44,911	531	569	683	789	880	971
	40% - HS	24,280	27,760	31,240	34,680	37,480	40,240	43,040	45,800	48,552	51,326	607	650	781	902	1,006	1,110
	45% - HS	27,315	31,230	35,145	39,015	42,165	45,270	48,420	51,525	54,621	57,742	682	731	878	1,014	1,131	1,249
	50% - HS	30,350	34,700	39,050	43,350	46,850	50,300	53,800	57,250	60,690	64,158	758	813	976	1,127	1,257	1,388
	60% - HS	36,420	41,640	46,860	52,020	56,220	60,360	64,560	68,700	72,828	76,990	910	975	1,171	1,353	1,509	1,665

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Nassau County (Jacksonville MSA)	25%	11,075	12,650	14,225	15,800	17,075	18,350	19,600	20,875	22,120	23,384	276	296	355	410	458	505
	28%	12,404	14,168	15,932	17,696	19,124	20,552	21,952	23,380	24,774	26,190	310	332	398	460	513	566
	30%	13,290	15,180	17,070	18,960	20,490	22,020	23,520	25,050	26,544	28,061	332	355	426	493	550	607
	33%	14,619	16,698	18,777	20,856	22,539	24,222	25,872	27,555	29,198	30,867	365	391	469	542	605	667
	35%	15,505	17,710	19,915	22,120	23,905	25,690	27,440	29,225	30,968	32,738	387	415	497	575	642	708
	40%	17,720	20,240	22,760	25,280	27,320	29,360	31,360	33,400	35,392	37,414	443	474	569	657	734	809
	45%	19,935	22,770	25,605	28,440	30,735	33,030	35,280	37,575	39,816	42,091	498	533	640	739	825	910
	50%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	44,240	46,768	553	593	711	821	917	1,011
	60%	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	53,088	56,122	664	711	853	986	1,101	1,214
	Median: 63,200	80%	35,440	40,480	45,520	50,560	54,640	58,720	62,720	66,800	70,784	74,829	886	949	1,138	1,315	1,468
	120%	53,160	60,720	68,280	75,840	81,960	88,080	94,080	100,200	106,176	112,243	1,329	1,423	1,707	1,972	2,202	2,428
	140%	62,020	70,840	79,660	88,480	95,620	102,760	109,760	116,900	123,872	130,950	1,550	1,660	1,991	2,301	2,569	2,833
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	25%	11,000	12,575	14,150	15,700	16,975	18,225	19,475	20,725	21,980	23,236	275	294	353	408	455	502
	28%	12,320	14,084	15,848	17,584	19,012	20,412	21,812	23,212	24,618	26,024	308	330	396	457	510	562
	30%	13,200	15,090	16,980	18,840	20,370	21,870	23,370	24,870	26,376	27,883	330	353	424	490	546	603
	33%	14,520	16,599	18,678	20,724	22,407	24,057	25,707	27,357	29,014	30,672	363	388	466	539	601	663
	35%	15,400	17,605	19,810	21,980	23,765	25,515	27,265	29,015	30,772	32,530	385	412	495	571	637	703
	40%	17,600	20,120	22,640	25,120	27,160	29,160	31,160	33,160	35,168	37,178	440	471	566	653	729	804
	45%	19,800	22,635	25,470	28,260	30,555	32,805	35,055	37,305	39,564	41,825	495	530	636	735	820	904
	50%	22,000	25,150	28,300	31,400	33,950	36,450	38,950	41,450	43,960	46,472	550	589	707	816	911	1,005
	60%	26,400	30,180	33,960	37,680	40,740	43,740	46,740	49,740	52,752	55,766	660	707	849	980	1,093	1,206
	Median: 62,800	80%	35,200	40,240	45,280	50,240	54,320	58,320	62,320	66,320	70,336	74,355	880	943	1,132	1,307	1,458
	120%	52,800	60,360	67,920	75,360	81,480	87,480	93,480	99,480	105,504	111,533	1,320	1,414	1,698	1,960	2,187	2,412
	140%	61,600	70,420	79,240	87,920	95,060	102,060	109,060	116,060	123,088	130,122	1,540	1,650	1,981	2,287	2,551	2,814

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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Okeechobee County	25%	8,300	9,500	10,675	11,850	12,800	13,750	14,700	15,650	16,590	17,538	207	222	266	308	343	379
	28%	9,296	10,640	11,956	13,272	14,336	15,400	16,464	17,528	18,581	19,643	232	249	298	345	385	424
	30%	9,960	11,400	12,810	14,220	15,360	16,500	17,640	18,780	19,908	21,046	249	267	320	369	412	455
	33%	10,956	12,540	14,091	15,642	16,896	18,150	19,404	20,658	21,899	23,150	273	293	352	406	453	500
	35%	11,620	13,300	14,945	16,590	17,920	19,250	20,580	21,910	23,226	24,553	290	311	373	431	481	531
	40%	13,280	15,200	17,080	18,960	20,480	22,000	23,520	25,040	26,544	28,061	332	356	427	493	550	607
	45%	14,940	17,100	19,215	21,330	23,040	24,750	26,460	28,170	29,862	31,568	373	400	480	554	618	682
	50%	16,600	19,000	21,350	23,700	25,600	27,500	29,400	31,300	33,180	35,076	415	445	533	616	687	758
	60%	19,920	22,800	25,620	28,440	30,720	33,000	35,280	37,560	39,816	42,091	498	534	640	739	825	910
	Median: 42,800	80%	26,560	30,400	34,160	37,920	40,960	44,000	47,040	50,080	53,088	56,122	664	712	854	986	1,100
	120%	39,840	45,600	51,240	56,880	61,440	66,000	70,560	75,120	79,632	84,182	996	1,068	1,281	1,479	1,650	1,821
	140%	46,480	53,200	59,780	66,360	71,680	77,000	82,320	87,640	92,904	98,213	1,162	1,246	1,494	1,725	1,925	2,124
HERA Special Limits	25% - HS	8,725	9,975	11,225	12,450	13,450	14,450	15,450	16,450	17,430	18,426	218	233	280	323	361	398
per Section 142(d)(2)(E)	28% - HS	9,772	11,172	12,572	13,944	15,064	16,184	17,304	18,424	19,522	20,637	244	261	314	362	404	446
<i>(est. 2014)</i>	30% - HS	10,470	11,970	13,470	14,940	16,140	17,340	18,540	19,740	20,916	22,111	261	280	336	388	433	478
<i>For use by projects that</i>	33% - HS	11,517	13,167	14,817	16,434	17,754	19,074	20,394	21,714	23,008	24,322	287	308	370	427	476	526
<i>placed in service at least</i>	35% - HS	12,215	13,965	15,715	17,430	18,830	20,230	21,630	23,030	24,402	25,796	305	327	392	453	505	558
<i>one building on or</i>	40% - HS	13,960	15,960	17,960	19,920	21,520	23,120	24,720	26,320	27,888	29,482	349	374	449	518	578	638
<i>before 12/31/2008</i>	45% - HS	15,705	17,955	20,205	22,410	24,210	26,010	27,810	29,610	31,374	33,167	392	420	505	582	650	717
	50% - HS	17,450	19,950	22,450	24,900	26,900	28,900	30,900	32,900	34,860	36,852	436	467	561	647	722	797
	60% - HS	20,940	23,940	26,940	29,880	32,280	34,680	37,080	39,480	41,832	44,222	523	561	673	777	867	957
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Orange County (Orlando-Kissimmee-Sanford MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	55%	22,110	25,245	28,380	31,515	34,045	36,575	39,105	41,635	44,121	46,642	552	591	709	819	914	1,009
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445
28% - HS		12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
30% - HS		12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
33% - HS		14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
35% - HS		15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
40% - HS		17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
45% - HS		19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
50% - HS		21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
55% - HS	23,650	27,005	30,360	33,715	36,465	39,160	41,855	44,550	47,201	49,898	591	633	759	877	979	1,080	
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Osceola County (Orlando-Kissimmee-Sanford MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	Median: 54,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445	490
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Palm Beach County (West Palm Beach- Boca Raton HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	11,450	13,075	14,700	16,325	17,650	18,950	20,250	21,550	22,855	24,161	286	306	367	424	473	522
	28%	12,824	14,644	16,464	18,284	19,768	21,224	22,680	24,136	25,598	27,060	320	343	411	475	530	585
	30%	13,740	15,690	17,640	19,590	21,180	22,740	24,300	25,860	27,426	28,993	343	367	441	509	568	627
	33%	15,114	17,259	19,404	21,549	23,298	25,014	26,730	28,446	30,169	31,893	377	404	485	560	625	689
	35%	16,030	18,305	20,580	22,855	24,710	26,530	28,350	30,170	31,997	33,825	400	429	514	594	663	731
	40%	18,320	20,920	23,520	26,120	28,240	30,320	32,400	34,480	36,568	38,658	458	490	588	679	758	836
	45%	20,610	23,535	26,460	29,385	31,770	34,110	36,450	38,790	41,139	43,490	515	551	661	764	852	940
	50%	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100	45,710	48,322	572	613	735	849	947	1,045
	60%	27,480	31,380	35,280	39,180	42,360	45,480	48,600	51,720	54,852	57,986	687	735	882	1,019	1,137	1,254
	80%	36,640	41,840	47,040	52,240	56,480	60,640	64,800	68,960	73,136	77,315	916	981	1,176	1,359	1,516	1,672
	120%	54,960	62,760	70,560	78,360	84,720	90,960	97,200	103,440	109,704	115,973	1,374	1,471	1,764	2,038	2,274	2,508
	140%	64,120	73,220	82,320	91,420	98,840	106,120	113,400	120,680	127,988	135,302	1,603	1,716	2,058	2,378	2,653	2,926
	Median: 63,300																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2012)</i> <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	26,635	28,157	333	356	428	494	551	609
	28% - HS	14,924	17,052	19,180	21,308	23,016	24,724	26,432	28,140	29,831	31,536	373	399	479	554	618	682
	30% - HS	15,990	18,270	20,550	22,830	24,660	26,490	28,320	30,150	31,962	33,788	399	428	513	593	662	730
	33% - HS	17,589	20,097	22,605	25,113	27,126	29,139	31,152	33,165	35,158	37,167	439	471	565	652	728	803
	35% - HS	18,655	21,315	23,975	26,635	28,770	30,905	33,040	35,175	37,289	39,420	466	499	599	692	772	852
	40% - HS	21,320	24,360	27,400	30,440	32,880	35,320	37,760	40,200	42,616	45,051	533	571	685	791	883	974
	45% - HS	23,985	27,405	30,825	34,245	36,990	39,735	42,480	45,225	47,943	50,683	599	642	770	890	993	1,096
	50% - HS	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250	53,270	56,314	666	713	856	989	1,103	1,218
	60% - HS	31,980	36,540	41,100	45,660	49,320	52,980	56,640	60,300	63,924	67,577	799	856	1,027	1,187	1,324	1,461
140% - HS	74,620	85,260	95,900	106,540	115,080	123,620	132,160	140,700	149,156	157,679	1,865	1,998	2,397	2,770	3,090	3,410	

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County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pasco County (Tampa-St.Petersburg- Clearwater MSA)	25%	10,050	11,500	12,925	14,350	15,500	16,650	17,800	18,950	20,090	21,238	251	269	323	373	416	459
	28%	11,256	12,880	14,476	16,072	17,360	18,648	19,936	21,224	22,501	23,787	281	301	361	417	466	514
	30%	12,060	13,800	15,510	17,220	18,600	19,980	21,360	22,740	24,108	25,486	301	323	387	447	499	551
	33%	13,266	15,180	17,061	18,942	20,460	21,978	23,496	25,014	26,519	28,034	331	355	426	492	549	606
	35%	14,070	16,100	18,095	20,090	21,700	23,310	24,920	26,530	28,126	29,733	351	377	452	522	582	643
	40%	16,080	18,400	20,680	22,960	24,800	26,640	28,480	30,320	32,144	33,981	402	431	517	597	666	735
	45%	18,090	20,700	23,265	25,830	27,900	29,970	32,040	34,110	36,162	38,228	452	484	581	671	749	826
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	40,180	42,476	502	538	646	746	832	918
	60%	24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480	48,216	50,971	603	646	775	895	999	1,102
	80%	32,160	36,800	41,360	45,920	49,600	53,280	56,960	60,640	64,288	67,962	804	862	1,034	1,194	1,332	1,470
	120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960	96,432	101,942	1,206	1,293	1,551	1,791	1,998	2,205
	140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120	112,504	118,933	1,407	1,508	1,809	2,089	2,331	2,572
	Median: 57,400																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Pinellas County (Tampa-St.Petersburg- Clearwater MSA)	20%	8,040	9,200	10,340	11,480	12,400	13,320	14,240	15,160	16,072	16,990	201	215	258	298	333	367
	25%	10,050	11,500	12,925	14,350	15,500	16,650	17,800	18,950	20,090	21,238	251	269	323	373	416	459
	28%	11,256	12,880	14,476	16,072	17,360	18,648	19,936	21,224	22,501	23,787	281	301	361	417	466	514
	30%	12,060	13,800	15,510	17,220	18,600	19,980	21,360	22,740	24,108	25,486	301	323	387	447	499	551
	33%	13,266	15,180	17,061	18,942	20,460	21,978	23,496	25,014	26,519	28,034	331	355	426	492	549	606
	35%	14,070	16,100	18,095	20,090	21,700	23,310	24,920	26,530	28,126	29,733	351	377	452	522	582	643
	40%	16,080	18,400	20,680	22,960	24,800	26,640	28,480	30,320	32,144	33,981	402	431	517	597	666	735
	45%	18,090	20,700	23,265	25,830	27,900	29,970	32,040	34,110	36,162	38,228	452	484	581	671	749	826
	50%	20,100	23,000	25,850	28,700	31,000	33,300	35,600	37,900	40,180	42,476	502	538	646	746	832	918
	60%	24,120	27,600	31,020	34,440	37,200	39,960	42,720	45,480	48,216	50,971	603	646	775	895	999	1,102
Median: 57,400	80%	32,160	36,800	41,360	45,920	49,600	53,280	56,960	60,640	64,288	67,962	804	862	1,034	1,194	1,332	1,470
	120%	48,240	55,200	62,040	68,880	74,400	79,920	85,440	90,960	96,432	101,942	1,206	1,293	1,551	1,791	1,998	2,205
	140%	56,280	64,400	72,380	80,360	86,800	93,240	99,680	106,120	112,504	118,933	1,407	1,508	1,809	2,089	2,331	2,572
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	20% - HS	8,320	9,520	10,700	11,880	12,840	13,800	14,740	15,700	16,632	17,582	208	223	267	309	345	380
	25% - HS	10,400	11,900	13,375	14,850	16,050	17,250	18,425	19,625	20,790	21,978	260	278	334	386	431	475
	28% - HS	11,648	13,328	14,980	16,632	17,976	19,320	20,636	21,980	23,285	24,615	291	312	374	432	483	532
	30% - HS	12,480	14,280	16,050	17,820	19,260	20,700	22,110	23,550	24,948	26,374	312	334	401	463	517	570
	33% - HS	13,728	15,708	17,655	19,602	21,186	22,770	24,321	25,905	27,443	29,011	343	367	441	509	569	627
	35% - HS	14,560	16,660	18,725	20,790	22,470	24,150	25,795	27,475	29,106	30,769	364	390	468	540	603	665
	40% - HS	16,640	19,040	21,400	23,760	25,680	27,600	29,480	31,400	33,264	35,165	416	446	535	618	690	761
	45% - HS	18,720	21,420	24,075	26,730	28,890	31,050	33,165	35,325	37,422	39,560	468	501	601	695	776	856
	50% - HS	20,800	23,800	26,750	29,700	32,100	34,500	36,850	39,250	41,580	43,956	520	557	668	772	862	951
60% - HS	24,960	28,560	32,100	35,640	38,520	41,400	44,220	47,100	49,896	52,747	624	669	802	927	1,035	1,141	
80% - HS	33,280	38,080	42,800	47,520	51,360	55,200	58,960	62,800	66,528	70,330	832	892	1,070	1,236	1,380	1,522	

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Polk County (Lakeland-Winter Haven MSA)	25%	8,825	10,100	11,350	12,600	13,625	14,625	15,625	16,650	17,640	18,648	220	236	283	327	365	403
	28%	9,884	11,312	12,712	14,112	15,260	16,380	17,500	18,648	19,757	20,886	247	264	317	367	409	451
	30%	10,590	12,120	13,620	15,120	16,350	17,550	18,750	19,980	21,168	22,378	264	283	340	393	438	484
	33%	11,649	13,332	14,982	16,632	17,985	19,305	20,625	21,978	23,285	24,615	291	312	374	432	482	532
	35%	12,355	14,140	15,890	17,640	19,075	20,475	21,875	23,310	24,696	26,107	308	331	397	458	511	564
	40%	14,120	16,160	18,160	20,160	21,800	23,400	25,000	26,640	28,224	29,837	353	378	454	524	585	645
	45%	15,885	18,180	20,430	22,680	24,525	26,325	28,125	29,970	31,752	33,566	397	425	510	590	658	726
	50%	17,650	20,200	22,700	25,200	27,250	29,250	31,250	33,300	35,280	37,296	441	473	567	655	731	806
	60%	21,180	24,240	27,240	30,240	32,700	35,100	37,500	39,960	42,336	44,755	529	567	681	786	877	968
	Median: 50,400	80%	28,240	32,320	36,320	40,320	43,600	46,800	50,000	53,280	56,448	59,674	706	757	908	1,049	1,170
	120%	42,360	48,480	54,480	60,480	65,400	70,200	75,000	79,920	84,672	89,510	1,059	1,135	1,362	1,573	1,755	1,936
	140%	49,420	56,560	63,560	70,560	76,300	81,900	87,500	93,240	98,784	104,429	1,235	1,324	1,589	1,835	2,047	2,259
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,550	10,900	12,275	13,625	14,725	15,825	16,900	18,000	19,075	20,165	238	255	306	354	395	436
	28% - HS	10,696	12,208	13,748	15,260	16,492	17,724	18,928	20,160	21,364	22,585	267	286	343	396	443	488
	30% - HS	11,460	13,080	14,730	16,350	17,670	18,990	20,280	21,600	22,890	24,198	286	306	368	425	474	523
	33% - HS	12,606	14,388	16,203	17,985	19,437	20,889	22,308	23,760	25,179	26,618	315	337	405	467	522	575
	35% - HS	13,370	15,260	17,185	19,075	20,615	22,155	23,660	25,200	26,705	28,231	334	357	429	496	553	610
	40% - HS	15,280	17,440	19,640	21,800	23,560	25,320	27,040	28,800	30,520	32,264	382	409	491	567	633	698
	45% - HS	17,190	19,620	22,095	24,525	26,505	28,485	30,420	32,400	34,335	36,297	429	460	552	637	712	785
	50% - HS	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000	38,150	40,330	477	511	613	708	791	872
	60% - HS	22,920	26,160	29,460	32,700	35,340	37,980	40,560	43,200	45,780	48,396	573	613	736	850	949	1,047

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Putnam County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 39,300	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2014)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,400	9,600	10,800	12,000	12,975	13,925	14,900	15,850	16,800	17,760	210	225	270	312	348	384
	28% - HS	9,408	10,752	12,096	13,440	14,532	15,596	16,688	17,752	18,816	19,891	235	252	302	349	389	430
	30% - HS	10,080	11,520	12,960	14,400	15,570	16,710	17,880	19,020	20,160	21,312	252	270	324	374	417	461
	33% - HS	11,088	12,672	14,256	15,840	17,127	18,381	19,668	20,922	22,176	23,443	277	297	356	412	459	507
	35% - HS	11,760	13,440	15,120	16,800	18,165	19,495	20,860	22,190	23,520	24,864	294	315	378	437	487	538
	40% - HS	13,440	15,360	17,280	19,200	20,760	22,280	23,840	25,360	26,880	28,416	336	360	432	499	557	615
	45% - HS	15,120	17,280	19,440	21,600	23,355	25,065	26,820	28,530	30,240	31,968	378	405	486	561	626	691
	50% - HS	16,800	19,200	21,600	24,000	25,950	27,850	29,800	31,700	33,600	35,520	420	450	540	624	696	768
60% - HS	20,160	23,040	25,920	28,800	31,140	33,420	35,760	38,040	40,320	42,624	504	540	648	749	835	922	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Johns County (Jacksonville MSA)	25%	11,075	12,650	14,225	15,800	17,075	18,350	19,600	20,875	22,120	23,384	276	296	355	410	458	505
	28%	12,404	14,168	15,932	17,696	19,124	20,552	21,952	23,380	24,774	26,190	310	332	398	460	513	566
	30%	13,290	15,180	17,070	18,960	20,490	22,020	23,520	25,050	26,544	28,061	332	355	426	493	550	607
	33%	14,619	16,698	18,777	20,856	22,539	24,222	25,872	27,555	29,198	30,867	365	391	469	542	605	667
	35%	15,505	17,710	19,915	22,120	23,905	25,690	27,440	29,225	30,968	32,738	387	415	497	575	642	708
	40%	17,720	20,240	22,760	25,280	27,320	29,360	31,360	33,400	35,392	37,414	443	474	569	657	734	809
	45%	19,935	22,770	25,605	28,440	30,735	33,030	35,280	37,575	39,816	42,091	498	533	640	739	825	910
	50%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750	44,240	46,768	553	593	711	821	917	1,011
	60%	26,580	30,360	34,140	37,920	40,980	44,040	47,040	50,100	53,088	56,122	664	711	853	986	1,101	1,214
	Median: 63,200	80%	35,440	40,480	45,520	50,560	54,640	58,720	62,720	66,800	70,784	74,829	886	949	1,138	1,315	1,468
	120%	53,160	60,720	68,280	75,840	81,960	88,080	94,080	100,200	106,176	112,243	1,329	1,423	1,707	1,972	2,202	2,428
	140%	62,020	70,840	79,660	88,480	95,620	102,760	109,760	116,900	123,872	130,950	1,550	1,660	1,991	2,301	2,569	2,833
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,800	13,475	15,150	16,825	18,175	19,525	20,875	22,225	23,555	24,901	295	315	378	437	488	538
	28% - HS	13,216	15,092	16,968	18,844	20,356	21,868	23,380	24,892	26,382	27,889	330	353	424	490	546	603
	30% - HS	14,160	16,170	18,180	20,190	21,810	23,430	25,050	26,670	28,266	29,881	354	379	454	525	585	646
	33% - HS	15,576	17,787	19,998	22,209	23,991	25,773	27,555	29,337	31,093	32,869	389	417	499	577	644	711
	35% - HS	16,520	18,865	21,210	23,555	25,445	27,335	29,225	31,115	32,977	34,861	413	442	530	612	683	754
	40% - HS	18,880	21,560	24,240	26,920	29,080	31,240	33,400	35,560	37,688	39,842	472	505	606	700	781	862
	45% - HS	21,240	24,255	27,270	30,285	32,715	35,145	37,575	40,005	42,399	44,822	531	568	681	787	878	969
	50% - HS	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	60% - HS	28,320	32,340	36,360	40,380	43,620	46,860	50,100	53,340	56,532	59,762	708	758	909	1,050	1,171	1,293

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Saint Lucie County (Port Saint Lucie MSA)	25%	9,975	11,400	12,825	14,225	15,375	16,525	17,650	18,800	19,915	21,053	249	267	320	370	413	455
	28%	11,172	12,768	14,364	15,932	17,220	18,508	19,768	21,056	22,305	23,579	279	299	359	414	462	510
	30%	11,970	13,680	15,390	17,070	18,450	19,830	21,180	22,560	23,898	25,264	299	320	384	444	495	546
	33%	13,167	15,048	16,929	18,777	20,295	21,813	23,298	24,816	26,288	27,790	329	352	423	488	545	601
	35%	13,965	15,960	17,955	19,915	21,525	23,135	24,710	26,320	27,881	29,474	349	374	448	518	578	637
	40%	15,960	18,240	20,520	22,760	24,600	26,440	28,240	30,080	31,864	33,685	399	427	513	592	661	729
	45%	17,955	20,520	23,085	25,605	27,675	29,745	31,770	33,840	35,847	37,895	448	480	577	666	743	820
	50%	19,950	22,800	25,650	28,450	30,750	33,050	35,300	37,600	39,830	42,106	498	534	641	740	826	911
	60%	23,940	27,360	30,780	34,140	36,900	39,660	42,360	45,120	47,796	50,527	598	641	769	888	991	1,093
	80%	31,920	36,480	41,040	45,520	49,200	52,880	56,480	60,160	63,728	67,370	798	855	1,026	1,184	1,322	1,458
	120%	47,880	54,720	61,560	68,280	73,800	79,320	84,720	90,240	95,592	101,054	1,197	1,282	1,539	1,776	1,983	2,187
	140%	55,860	63,840	71,820	79,660	86,100	92,540	98,840	105,280	111,524	117,897	1,396	1,496	1,795	2,072	2,313	2,551
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <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	20,930	22,126	261	280	336	388	433	478
28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536	
30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574	
33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631	
35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670	
40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766	
45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861	
50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957	
60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149	
Median: 56,900																	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Santa Rosa County (Pensacola-Ferry Pass- Brent MSA)	25%	10,225	11,700	13,150	14,600	15,775	16,950	18,125	19,275	20,440	21,608	255	274	328	379	423	467
	28%	11,452	13,104	14,728	16,352	17,668	18,984	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	12,270	14,040	15,780	17,520	18,930	20,340	21,750	23,130	24,528	25,930	306	328	394	455	508	561
	33%	13,497	15,444	17,358	19,272	20,823	22,374	23,925	25,443	26,981	28,523	337	361	433	501	559	617
	35%	14,315	16,380	18,410	20,440	22,085	23,730	25,375	26,985	28,616	30,251	357	383	460	531	593	654
	40%	16,360	18,720	21,040	23,360	25,240	27,120	29,000	30,840	32,704	34,573	409	438	526	607	678	748
	45%	18,405	21,060	23,670	26,280	28,395	30,510	32,625	34,695	36,792	38,894	460	493	591	683	762	841
	50%	20,450	23,400	26,300	29,200	31,550	33,900	36,250	38,550	40,880	43,216	511	548	657	759	847	935
	60%	24,540	28,080	31,560	35,040	37,860	40,680	43,500	46,260	49,056	51,859	613	657	789	911	1,017	1,122
	Median: 58,400	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Sarasota County (North Port-Bradenton- Sarasota MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	Median: 57,300																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <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	22,890	24,198	286	306	368	425	474	523
	28% - HS	12,824	14,672	16,492	18,312	19,796	21,252	22,708	24,192	25,637	27,102	320	343	412	476	531	586
	30% - HS	13,740	15,720	17,670	19,620	21,210	22,770	24,330	25,920	27,468	29,038	343	368	441	510	569	628
	33% - HS	15,114	17,292	19,437	21,582	23,331	25,047	26,763	28,512	30,215	31,941	377	405	485	561	626	690
	35% - HS	16,030	18,340	20,615	22,890	24,745	26,565	28,385	30,240	32,046	33,877	400	429	515	595	664	732
	40% - HS	18,320	20,960	23,560	26,160	28,280	30,360	32,440	34,560	36,624	38,717	458	491	589	680	759	837
	45% - HS	20,610	23,580	26,505	29,430	31,815	34,155	36,495	38,880	41,202	43,556	515	552	662	765	853	942
	50% - HS	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
60% - HS	27,480	31,440	35,340	39,240	42,420	45,540	48,660	51,840	54,936	58,075	687	736	883	1,020	1,138	1,256	

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Seminole County (Orlando-Kissimmee-Sanford MSA)	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330	1,468
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
	Median: 54,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2011)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,750	12,275	13,800	15,325	16,575	17,800	19,025	20,250	21,455	22,681	268	287	345	398	445	490
	28% - HS	12,040	13,748	15,456	17,164	18,564	19,936	21,308	22,680	24,030	25,403	301	322	386	446	498	549
	30% - HS	12,900	14,730	16,560	18,390	19,890	21,360	22,830	24,300	25,746	27,217	322	345	414	478	534	589
	33% - HS	14,190	16,203	18,216	20,229	21,879	23,496	25,113	26,730	28,321	29,939	354	379	455	526	587	648
	35% - HS	15,050	17,185	19,320	21,455	23,205	24,920	26,635	28,350	30,037	31,753	376	402	483	558	623	687
	40% - HS	17,200	19,640	22,080	24,520	26,520	28,480	30,440	32,400	34,328	36,290	430	460	552	638	712	785
	45% - HS	19,350	22,095	24,840	27,585	29,835	32,040	34,245	36,450	38,619	40,826	483	518	621	717	801	883
	50% - HS	21,500	24,550	27,600	30,650	33,150	35,600	38,050	40,500	42,910	45,362	537	575	690	797	890	981
60% - HS	25,800	29,460	33,120	36,780	39,780	42,720	45,660	48,600	51,492	54,434	645	690	828	957	1,068	1,178	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Sumter County	25%	9,750	11,125	12,525	13,900	15,025	16,125	17,250	18,350	19,460	20,572	243	260	313	361	403	445
	28%	10,920	12,460	14,028	15,568	16,828	18,060	19,320	20,552	21,795	23,041	273	292	350	404	451	498
	30%	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020	23,352	24,686	292	313	375	433	483	534
	33%	12,870	14,685	16,533	18,348	19,833	21,285	22,770	24,222	25,687	27,155	321	344	413	477	532	587
	35%	13,650	15,575	17,535	19,460	21,035	22,575	24,150	25,690	27,244	28,801	341	365	438	506	564	623
	40%	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360	31,136	32,915	390	417	501	578	645	712
	45%	17,550	20,025	22,545	25,020	27,045	29,025	31,050	33,030	35,028	37,030	438	469	563	650	725	801
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700	38,920	41,144	487	521	626	723	806	890
	60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040	46,704	49,373	585	626	751	867	967	1,068
	Median: 56,500	80%	31,200	35,600	40,080	44,480	48,080	51,600	55,200	58,720	62,272	65,830	780	835	1,002	1,157	1,290
	120%	46,800	53,400	60,120	66,720	72,120	77,400	82,800	88,080	93,408	98,746	1,170	1,252	1,503	1,735	1,935	2,136
	140%	54,600	62,300	70,140	77,840	84,140	90,300	96,600	102,760	108,976	115,203	1,365	1,461	1,753	2,024	2,257	2,492
HERA Special Limits	25% - HS	9,900	11,300	12,725	14,125	15,275	16,400	17,525	18,650	19,775	20,905	247	265	318	367	410	452
per Section 142(d)(2)(E)	28% - HS	11,088	12,656	14,252	15,820	17,108	18,368	19,628	20,888	22,148	23,414	277	296	356	411	459	506
<i>(est. 2013)</i>	30% - HS	11,880	13,560	15,270	16,950	18,330	19,680	21,030	22,380	23,730	25,086	297	318	381	441	492	542
<i>For use by projects that</i>	33% - HS	13,068	14,916	16,797	18,645	20,163	21,648	23,133	24,618	26,103	27,595	326	349	419	485	541	596
<i>placed in service at least</i>	35% - HS	13,860	15,820	17,815	19,775	21,385	22,960	24,535	26,110	27,685	29,267	346	371	445	514	574	633
<i>one building on or</i>	40% - HS	15,840	18,080	20,360	22,600	24,440	26,240	28,040	29,840	31,640	33,448	396	424	509	588	656	723
<i>before 12/31/2008</i>	45% - HS	17,820	20,340	22,905	25,425	27,495	29,520	31,545	33,570	35,595	37,629	445	477	572	661	738	813
	50% - HS	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300	39,550	41,810	495	530	636	735	820	904
	60% - HS	23,760	27,120	30,540	33,900	36,660	39,360	42,060	44,760	47,460	50,172	594	636	763	882	984	1,085
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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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 the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Suwannee County	25%	8,150	9,300	10,475	11,625	12,575	13,500	14,425	15,350	16,275	17,205	203	218	261	302	337	372
	28%	9,128	10,416	11,732	13,020	14,084	15,120	16,156	17,192	18,228	19,270	228	244	293	338	378	416
	30%	9,780	11,160	12,570	13,950	15,090	16,200	17,310	18,420	19,530	20,646	244	261	314	363	405	446
	33%	10,758	12,276	13,827	15,345	16,599	17,820	19,041	20,262	21,483	22,711	268	287	345	399	445	491
	35%	11,410	13,020	14,665	16,275	17,605	18,900	20,195	21,490	22,785	24,087	285	305	366	423	472	521
	40%	13,040	14,880	16,760	18,600	20,120	21,600	23,080	24,560	26,040	27,528	326	349	419	484	540	595
	45%	14,670	16,740	18,855	20,925	22,635	24,300	25,965	27,630	29,295	30,969	366	392	471	544	607	669
	50%	16,300	18,600	20,950	23,250	25,150	27,000	28,850	30,700	32,550	34,410	407	436	523	605	675	744
	60%	19,560	22,320	25,140	27,900	30,180	32,400	34,620	36,840	39,060	41,292	489	523	628	726	810	893
	Median: 46,500	80%	26,080	29,760	33,520	37,200	40,240	43,200	46,160	49,120	52,080	55,056	652	698	838	968	1,080
	120%	39,120	44,640	50,280	55,800	60,360	64,800	69,240	73,680	78,120	82,584	978	1,047	1,257	1,452	1,620	1,786
	140%	45,640	52,080	58,660	65,100	70,420	75,600	80,780	85,960	91,140	96,348	1,141	1,221	1,466	1,694	1,890	2,084
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	8,875	10,150	11,425	12,675	13,700	14,725	15,725	16,750	17,745	18,759	221	237	285	329	368	405
	28% - HS	9,940	11,368	12,796	14,196	15,344	16,492	17,612	18,760	19,874	21,010	248	266	319	369	412	454
	30% - HS	10,650	12,180	13,710	15,210	16,440	17,670	18,870	20,100	21,294	22,511	266	285	342	395	441	487
	33% - HS	11,715	13,398	15,081	16,731	18,084	19,437	20,757	22,110	23,423	24,762	292	313	377	435	485	535
	35% - HS	12,425	14,210	15,995	17,745	19,180	20,615	22,015	23,450	24,843	26,263	310	332	399	461	515	568
	40% - HS	14,200	16,240	18,280	20,280	21,920	23,560	25,160	26,800	28,392	30,014	355	380	457	527	589	649
	45% - HS	15,975	18,270	20,565	22,815	24,660	26,505	28,305	30,150	31,941	33,766	399	428	514	593	662	730
	50% - HS	17,750	20,300	22,850	25,350	27,400	29,450	31,450	33,500	35,490	37,518	443	475	571	659	736	811
	60% - HS	21,300	24,360	27,420	30,420	32,880	35,340	37,740	40,200	42,588	45,022	532	570	685	791	883	974
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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HUD released 12/18/2013  
FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Taylor County	25%	8,750	10,000	11,250	12,500	13,500	14,500	15,500	16,500	17,500	18,500	218	234	281	325	362	400
	28%	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	19,600	20,720	245	262	315	364	406	448
	30%	10,500	12,000	13,500	15,000	16,200	17,400	18,600	19,800	21,000	22,200	262	281	337	390	435	480
	33%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	23,100	24,420	288	309	371	429	478	528
	35%	12,250	14,000	15,750	17,500	18,900	20,300	21,700	23,100	24,500	25,900	306	328	393	455	507	560
	40%	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400	28,000	29,600	350	375	450	520	580	640
	45%	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700	31,500	33,300	393	421	506	585	652	720
	50%	17,500	20,000	22,500	25,000	27,000	29,000	31,000	33,000	35,000	37,000	437	468	562	650	725	800
	60%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600	42,000	44,400	525	562	675	780	870	960
	80%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800	56,000	59,200	700	750	900	1,040	1,160	1,280
120%	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200	84,000	88,800	1,050	1,125	1,350	1,560	1,740	1,920	
140%	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400	98,000	103,600	1,225	1,312	1,575	1,820	2,030	2,240	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2009)</i> <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	18,340	19,388	229	245	295	340	380	419
	28% - HS	10,276	11,760	13,216	14,672	15,848	17,024	18,200	19,376	20,541	21,715	256	275	330	381	425	469
	30% - HS	11,010	12,600	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	295	354	408	456	503
	33% - HS	12,111	13,860	15,576	17,292	18,678	20,064	21,450	22,836	24,209	25,592	302	324	389	449	501	553
	35% - HS	12,845	14,700	16,520	18,340	19,810	21,280	22,750	24,220	25,676	27,143	321	344	413	476	532	587
	40% - HS	14,680	16,800	18,880	20,960	22,640	24,320	26,000	27,680	29,344	31,021	367	393	472	545	608	671
	45% - HS	16,515	18,900	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	412	442	531	613	684	754
	50% - HS	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600	36,680	38,776	458	491	590	681	760	838
60% - HS	22,020	25,200	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	550	590	708	817	912	1,006	
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008	

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Union County	25%	10,050	11,475	12,900	14,325	15,475	16,625	17,775	18,925	20,055	21,201	251	269	322	372	415	458
	28%	11,256	12,852	14,448	16,044	17,332	18,620	19,908	21,196	22,462	23,745	281	301	361	417	465	513
	30%	12,060	13,770	15,480	17,190	18,570	19,950	21,330	22,710	24,066	25,441	301	322	387	447	498	550
	33%	13,266	15,147	17,028	18,909	20,427	21,945	23,463	24,981	26,473	27,985	331	355	425	491	548	605
	35%	14,070	16,065	18,060	20,055	21,665	23,275	24,885	26,495	28,077	29,681	351	376	451	521	581	642
	40%	16,080	18,360	20,640	22,920	24,760	26,600	28,440	30,280	32,088	33,922	402	430	516	596	665	734
	45%	18,090	20,655	23,220	25,785	27,855	29,925	31,995	34,065	36,099	38,162	452	484	580	670	748	825
	50%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850	40,110	42,402	502	538	645	745	831	917
	60%	24,120	27,540	30,960	34,380	37,140	39,900	42,660	45,420	48,132	50,882	603	645	774	894	997	1,101
	Median: 57,300	80%	32,160	36,720	41,280	45,840	49,520	53,200	56,880	60,560	64,176	67,843	804	861	1,032	1,192	1,330
	120%	48,240	55,080	61,920	68,760	74,280	79,800	85,320	90,840	96,264	101,765	1,206	1,291	1,548	1,788	1,995	2,202
	140%	56,280	64,260	72,240	80,220	86,660	93,100	99,540	105,980	112,308	118,726	1,407	1,506	1,806	2,086	2,327	2,569
USDA-Eligible Rural Addresses per Section 42(i)(8)	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA)	25%	9,400	10,750	12,100	13,425	14,500	15,575	16,650	17,725	18,795	19,869	235	251	302	349	389	429
	28%	10,528	12,040	13,552	15,036	16,240	17,444	18,648	19,852	21,050	22,253	263	282	338	390	436	481
	30%	11,280	12,900	14,520	16,110	17,400	18,690	19,980	21,270	22,554	23,843	282	302	363	418	467	515
	33%	12,408	14,190	15,972	17,721	19,140	20,559	21,978	23,397	24,809	26,227	310	332	399	460	513	567
	35%	13,160	15,050	16,940	18,795	20,300	21,805	23,310	24,815	26,313	27,817	329	352	423	488	545	601
	40%	15,040	17,200	19,360	21,480	23,200	24,920	26,640	28,360	30,072	31,790	376	403	484	558	623	687
	45%	16,920	19,350	21,780	24,165	26,100	28,035	29,970	31,905	33,831	35,764	423	453	544	628	700	773
	50%	18,800	21,500	24,200	26,850	29,000	31,150	33,300	35,450	37,590	39,738	470	503	605	698	778	859
	60%	22,560	25,800	29,040	32,220	34,800	37,380	39,960	42,540	45,108	47,686	564	604	726	837	934	1,031
	80%	30,080	34,400	38,720	42,960	46,400	49,840	53,280	56,720	60,144	63,581	752	806	968	1,117	1,246	1,375
	120%	45,120	51,600	58,080	64,440	69,600	74,760	79,920	85,080	90,216	95,371	1,128	1,209	1,452	1,675	1,869	2,062
	140%	52,640	60,200	67,760	75,180	81,200	87,220	93,240	99,260	105,252	111,266	1,316	1,410	1,694	1,954	2,180	2,406
	Median: 51,500																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2013)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,150	11,600	13,050	14,475	15,650	16,800	17,950	19,125	20,265	21,423	253	271	326	376	420	463
	28% - HS	11,368	12,992	14,616	16,212	17,528	18,816	20,104	21,420	22,697	23,994	284	304	365	421	470	519
	30% - HS	12,180	13,920	15,660	17,370	18,780	20,160	21,540	22,950	24,318	25,708	304	326	391	451	504	556
	33% - HS	13,398	15,312	17,226	19,107	20,658	22,176	23,694	25,245	26,750	28,278	334	358	430	497	554	611
	35% - HS	14,210	16,240	18,270	20,265	21,910	23,520	25,130	26,775	28,371	29,992	355	380	456	527	588	648
	40% - HS	16,240	18,560	20,880	23,160	25,040	26,880	28,720	30,600	32,424	34,277	406	435	522	602	672	741
	45% - HS	18,270	20,880	23,490	26,055	28,170	30,240	32,310	34,425	36,477	38,561	456	489	587	677	756	834
	50% - HS	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250	40,530	42,846	507	543	652	753	840	926
60% - HS	24,360	27,840	31,320	34,740	37,560	40,320	43,080	45,900	48,636	51,415	609	652	783	903	1,008	1,112	

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Wakulla County (Wakulla County HMFA; Tallahassee MSA)	25%	11,700	13,375	15,050	16,700	18,050	19,375	20,725	22,050	23,380	24,716	292	313	376	434	484	534
	28%	13,104	14,980	16,856	18,704	20,216	21,700	23,212	24,696	26,186	27,682	327	351	421	486	542	598
	30%	14,040	16,050	18,060	20,040	21,660	23,250	24,870	26,460	28,056	29,659	351	376	451	521	581	641
	33%	15,444	17,655	19,866	22,044	23,826	25,575	27,357	29,106	30,862	32,625	386	413	496	573	639	705
	35%	16,380	18,725	21,070	23,380	25,270	27,125	29,015	30,870	32,732	34,602	409	438	526	608	678	748
	40%	18,720	21,400	24,080	26,720	28,880	31,000	33,160	35,280	37,408	39,546	468	501	602	695	775	855
	45%	21,060	24,075	27,090	30,060	32,490	34,875	37,305	39,690	42,084	44,489	526	564	677	781	871	962
	50%	23,400	26,750	30,100	33,400	36,100	38,750	41,450	44,100	46,760	49,432	585	626	752	868	968	1,069
	60%	28,080	32,100	36,120	40,080	43,320	46,500	49,740	52,920	56,112	59,318	702	752	903	1,042	1,162	1,283
	80%	37,440	42,800	48,160	53,440	57,760	62,000	66,320	70,560	74,816	79,091	936	1,003	1,204	1,390	1,550	1,711
	120%	56,160	64,200	72,240	80,160	86,640	93,000	99,480	105,840	112,224	118,637	1,404	1,504	1,806	2,085	2,325	2,566
	140%	65,520	74,900	84,280	93,520	101,080	108,500	116,060	123,480	130,928	138,410	1,638	1,755	2,107	2,432	2,712	2,994
	Median: 66,800																
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,900	13,600	15,300	16,975	18,350	19,700	21,050	22,425	23,765	25,123	297	318	382	441	492	543
	28% - HS	13,328	15,232	17,136	19,012	20,552	22,064	23,576	25,116	26,617	28,138	333	357	428	494	551	608
	30% - HS	14,280	16,320	18,360	20,370	22,020	23,640	25,260	26,910	28,518	30,148	357	382	459	529	591	652
	33% - HS	15,708	17,952	20,196	22,407	24,222	26,004	27,786	29,601	31,370	33,162	392	420	504	582	650	717
	35% - HS	16,660	19,040	21,420	23,765	25,690	27,580	29,470	31,395	33,271	35,172	416	446	535	618	689	760
	40% - HS	19,040	21,760	24,480	27,160	29,360	31,520	33,680	35,880	38,024	40,197	476	510	612	706	788	869
	45% - HS	21,420	24,480	27,540	30,555	33,030	35,460	37,890	40,365	42,777	45,221	535	573	688	794	886	978
	50% - HS	23,800	27,200	30,600	33,950	36,700	39,400	42,100	44,850	47,530	50,246	595	637	765	883	985	1,086
	60% - HS	28,560	32,640	36,720	40,740	44,040	47,280	50,520	53,820	57,036	60,295	714	765	918	1,059	1,182	1,304

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Walton County	25%	10,175	11,625	13,075	14,525	15,700	16,850	18,025	19,175	20,335	21,497	254	272	326	377	421	465
	28%	11,396	13,020	14,644	16,268	17,584	18,872	20,188	21,476	22,775	24,077	284	305	366	423	471	520
	30%	12,210	13,950	15,690	17,430	18,840	20,220	21,630	23,010	24,402	25,796	305	327	392	453	505	558
	33%	13,431	15,345	17,259	19,173	20,724	22,242	23,793	25,311	26,842	28,376	335	359	431	498	556	613
	35%	14,245	16,275	18,305	20,335	21,980	23,590	25,235	26,845	28,469	30,096	356	381	457	528	589	651
	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,536	34,395	407	436	523	604	674	744
	45%	18,315	20,925	23,535	26,145	28,260	30,330	32,445	34,515	36,603	38,695	457	490	588	680	758	837
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,670	42,994	508	545	653	755	842	930
	60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,804	51,593	610	654	784	906	1,011	1,116
	Median: 58,100	80%	32,560	37,200	41,840	46,480	50,240	53,920	57,680	61,360	65,072	68,790	814	872	1,046	1,209	1,348
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040	97,608	103,186	1,221	1,308	1,569	1,813	2,022	2,232
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380	113,876	120,383	1,424	1,526	1,830	2,115	2,359	2,604
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2010)</i> <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	20,930	22,126	261	280	336	388	433	478
	28% - HS	11,732	13,412	15,092	16,744	18,088	19,432	20,776	22,120	23,442	24,781	293	314	377	435	485	536
	30% - HS	12,570	14,370	16,170	17,940	19,380	20,820	22,260	23,700	25,116	26,551	314	336	404	466	520	574
	33% - HS	13,827	15,807	17,787	19,734	21,318	22,902	24,486	26,070	27,628	29,206	345	370	444	513	572	631
	35% - HS	14,665	16,765	18,865	20,930	22,610	24,290	25,970	27,650	29,302	30,976	366	392	471	544	607	670
	40% - HS	16,760	19,160	21,560	23,920	25,840	27,760	29,680	31,600	33,488	35,402	419	449	539	622	694	766
	45% - HS	18,855	21,555	24,255	26,910	29,070	31,230	33,390	35,550	37,674	39,827	471	505	606	699	780	861
	50% - HS	20,950	23,950	26,950	29,900	32,300	34,700	37,100	39,500	41,860	44,252	523	561	673	777	867	957
	60% - HS	25,140	28,740	32,340	35,880	38,760	41,640	44,520	47,400	50,232	53,102	628	673	808	933	1,041	1,149

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HUD released 12/18/2013

FHFC Posted 12/27/2013

**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Washington County	25%	8,675	9,900	11,150	12,375	13,375	14,375	15,350	16,350	17,325	18,315	216	232	278	321	359	396
	28%	9,716	11,088	12,488	13,860	14,980	16,100	17,192	18,312	19,404	20,513	242	260	312	360	402	443
	30%	10,410	11,880	13,380	14,850	16,050	17,250	18,420	19,620	20,790	21,978	260	278	334	386	431	475
	33%	11,451	13,068	14,718	16,335	17,655	18,975	20,262	21,582	22,869	24,176	286	306	367	424	474	523
	35%	12,145	13,860	15,610	17,325	18,725	20,125	21,490	22,890	24,255	25,641	303	325	390	450	503	554
	40%	13,880	15,840	17,840	19,800	21,400	23,000	24,560	26,160	27,720	29,304	347	371	446	515	575	634
	45%	15,615	17,820	20,070	22,275	24,075	25,875	27,630	29,430	31,185	32,967	390	417	501	579	646	713
	50%	17,350	19,800	22,300	24,750	26,750	28,750	30,700	32,700	34,650	36,630	433	464	557	643	718	792
	60%	20,820	23,760	26,760	29,700	32,100	34,500	36,840	39,240	41,580	43,956	520	557	669	772	862	951
	Median: 49,500	80%	27,760	31,680	35,680	39,600	42,800	46,000	49,120	52,320	55,440	58,608	694	743	892	1,030	1,150
	120%	41,640	47,520	53,520	59,400	64,200	69,000	73,680	78,480	83,160	87,912	1,041	1,114	1,338	1,545	1,725	1,902
	140%	48,580	55,440	62,440	69,300	74,900	80,500	85,960	91,560	97,020	102,564	1,214	1,300	1,561	1,802	2,012	2,219
HERA Special Limits	25% - HS	9,675	11,050	12,425	13,800	14,925	16,025	17,125	18,225	19,320	20,424	241	259	310	359	400	441
per Section 142(d)(2)(E)	28% - HS	10,836	12,376	13,916	15,456	16,716	17,948	19,180	20,412	21,638	22,875	270	290	347	402	448	494
<i>(est. 2009)</i>	30% - HS	11,610	13,260	14,910	16,560	17,910	19,230	20,550	21,870	23,184	24,509	290	310	372	430	480	530
<i>For use by projects that</i>	33% - HS	12,771	14,586	16,401	18,216	19,701	21,153	22,605	24,057	25,502	26,960	319	341	410	473	528	583
<i>placed in service at least</i>	35% - HS	13,545	15,470	17,395	19,320	20,895	22,435	23,975	25,515	27,048	28,594	338	362	434	502	560	618
<i>one building on or</i>	40% - HS	15,480	17,680	19,880	22,080	23,880	25,640	27,400	29,160	30,912	32,678	387	414	497	574	641	707
<i>before 12/31/2008</i>	45% - HS	17,415	19,890	22,365	24,840	26,865	28,845	30,825	32,805	34,776	36,763	435	466	559	646	721	795
	50% - HS	19,350	22,100	24,850	27,600	29,850	32,050	34,250	36,450	38,640	40,848	483	518	621	718	801	883
	60% - HS	23,220	26,520	29,820	33,120	35,820	38,460	41,100	43,740	46,368	49,018	580	621	745	861	961	1,060
USDA-Eligible	25% - R	9,200	10,500	11,825	13,125	14,175	15,225	16,275	17,325	18,375	19,425	230	246	295	341	380	420
Rural Addresses	28% - R	10,304	11,760	13,244	14,700	15,876	17,052	18,228	19,404	20,580	21,756	257	275	331	382	426	470
per Section 42(i)(8)	30% - R	11,040	12,600	14,190	15,750	17,010	18,270	19,530	20,790	22,050	23,310	276	295	354	409	456	504
	33% - R	12,144	13,860	15,609	17,325	18,711	20,097	21,483	22,869	24,255	25,641	303	325	390	450	502	554
	35% - R	12,880	14,700	16,555	18,375	19,845	21,315	22,785	24,255	25,725	27,195	322	344	413	477	532	588
	40% - R	14,720	16,800	18,920	21,000	22,680	24,360	26,040	27,720	29,400	31,080	368	394	473	546	609	672
	45% - R	16,560	18,900	21,285	23,625	25,515	27,405	29,295	31,185	33,075	34,965	414	443	532	614	685	756
	50% - R	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650	36,750	38,850	460	492	591	682	761	840
	60% - R	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580	44,100	46,620	552	591	709	819	913	1,008

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**2014 Income Limits and Rent Limits  
Florida Housing Finance Corporation  
Multifamily Rental Programs -- Except HOME and SHIP  
CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5

**Florida Housing Finance Corporation  
Multifamily Rental Bond Program -- Pre-1986 Tax Reform Act  
NOT by Household Size**

Alachua County (Gainesville MSA)	80%		48,960
	150%		91,800
Broward County (Fort Lauderdale HMFA)	80%		55,200
	150%		103,500
Duval County (Jacksonville HMFA)	80%		50,560
	150%		94,800
Hillsborough County (Tampa-St. Petersburg MSA)	80%		45,920
	150%		86,100
Lee County (Cape Coral-Fort Myers MSA)	80%		46,400
	150%		87,000
Orange County (Orlando MSA)	80%		45,840
	150%		85,950
Palm Beach County (West Palm Beach HMFA)	65%		42,445
Sarasota County (North Port-Bradenton MSA)	80%		45,840
	150%		85,950
Volusia County (Deltona-Daytona Beach MSA)	80%		42,960
	150%		84,150

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