

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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	10,625	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
	Median: 59,700	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
	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
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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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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	10,575	12,100	13,600	15,100	16,325	17,525	18,725	19,950	21,140	22,348	264	283	340	392	438	483
	28%	11,844	13,552	15,232	16,912	18,284	19,628	20,972	22,344	23,677	25,030	296	317	380	439	490	541
	30%	12,690	14,520	16,320	18,120	19,590	21,030	22,470	23,940	25,368	26,818	317	340	408	471	525	580
	33%	13,959	15,972	17,952	19,932	21,549	23,133	24,717	26,334	27,905	29,499	348	374	448	518	578	638
	35%	14,805	16,940	19,040	21,140	22,855	24,535	26,215	27,930	29,596	31,287	370	396	476	549	613	676
	40%	16,920	19,360	21,760	24,160	26,120	28,040	29,960	31,920	33,824	35,757	423	453	544	628	701	773
	45%	19,035	21,780	24,480	27,180	29,385	31,545	33,705	35,910	38,052	40,226	475	510	612	707	788	870
	50%	21,150	24,200	27,200	30,200	32,650	35,050	37,450	39,900	42,280	44,696	528	566	680	785	876	966
	60%	25,380	29,040	32,640	36,240	39,180	42,060	44,940	47,880	50,736	53,635	634	680	816	942	1,051	1,160
	80%	33,840	38,720	43,520	48,320	52,240	56,080	59,920	63,840	67,648	71,514	846	907	1,088	1,257	1,402	1,547
	120%	50,760	58,080	65,280	72,480	78,360	84,120	89,880	95,760	101,472	107,270	1,269	1,360	1,632	1,885	2,103	2,320
	140%	59,220	67,760	76,160	84,560	91,420	98,140	104,860	111,720	118,384	125,149	1,480	1,587	1,904	2,199	2,453	2,707
Median: 60,400																	

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**2016 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%	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
	28%	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
	30%	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
	33%	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
	35%	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
	40%	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
	45%	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%	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%	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
	80%	30,960	35,360	39,760	44,160	47,760	51,280	54,800	58,320	61,824	65,357	774	829	994	1,149	1,282	1,414
	120%	46,440	53,040	59,640	66,240	71,640	76,920	82,200	87,480	92,736	98,035	1,161	1,243	1,491	1,723	1,923	2,121
	140%	54,180	61,880	69,580	77,280	83,580	89,740	95,900	102,060	108,192	114,374	1,354	1,450	1,739	2,010	2,243	2,474
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2015)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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	

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**2016 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%	8,925	10,200	11,475	12,725	13,750	14,775	15,800	16,800	17,815	18,833	223	239	286	330	369	407
	28%	9,996	11,424	12,852	14,252	15,400	16,548	17,696	18,816	19,953	21,093	249	267	321	370	413	456
	30%	10,710	12,240	13,770	15,270	16,500	17,730	18,960	20,160	21,378	22,600	267	286	344	397	443	489
	33%	11,781	13,464	15,147	16,797	18,150	19,503	20,856	22,176	23,516	24,860	294	315	378	436	487	537
	35%	12,495	14,280	16,065	17,815	19,250	20,685	22,120	23,520	24,941	26,366	312	334	401	463	517	570
	40%	14,280	16,320	18,360	20,360	22,000	23,640	25,280	26,880	28,504	30,133	357	382	459	529	591	652
	45%	16,065	18,360	20,655	22,905	24,750	26,595	28,440	30,240	32,067	33,899	401	430	516	595	664	733
	50%	17,850	20,400	22,950	25,450	27,500	29,550	31,600	33,600	35,630	37,666	446	478	573	661	738	815
	60%	21,420	24,480	27,540	30,540	33,000	35,460	37,920	40,320	42,756	45,199	535	573	688	794	886	978
	Median: 50,900	80%	28,560	32,640	36,720	40,720	44,000	47,280	50,560	53,760	57,008	60,266	714	765	918	1,059	1,182
	120%	42,840	48,960	55,080	61,080	66,000	70,920	75,840	80,640	85,512	90,398	1,071	1,147	1,377	1,588	1,773	1,956
	140%	49,980	57,120	64,260	71,260	77,000	82,740	88,480	94,080	99,764	105,465	1,249	1,338	1,606	1,853	2,068	2,282
HERA Special Limits	25% - HS	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
per Section 142(d)(2)(E)	28% - HS	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
<i>(est. 2015)</i>	30% - HS	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
<i>For use by projects that</i>	33% - HS	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
<i>placed in service at least</i>	35% - HS	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
<i>one building on or</i>	40% - HS	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
<i>before 12/31/2008</i>	45% - HS	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% - HS	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% - HS	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

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Florida Housing Finance Corporation
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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%	10,325	11,800	13,275	14,725	15,925	17,100	18,275	19,450	20,615	21,793	258	276	331	383	427	471
	28%	11,564	13,216	14,868	16,492	17,836	19,152	20,468	21,784	23,089	24,408	289	309	371	429	478	528
	30%	12,390	14,160	15,930	17,670	19,110	20,520	21,930	23,340	24,738	26,152	309	331	398	459	513	565
	33%	13,629	15,576	17,523	19,437	21,021	22,572	24,123	25,674	27,212	28,767	340	365	438	505	564	622
	35%	14,455	16,520	18,585	20,615	22,295	23,940	25,585	27,230	28,861	30,510	361	387	464	536	598	660
	40%	16,520	18,880	21,240	23,560	25,480	27,360	29,240	31,120	32,984	34,869	413	442	531	613	684	754
	45%	18,585	21,240	23,895	26,505	28,665	30,780	32,895	35,010	37,107	39,227	464	497	597	689	769	848
	50%	20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900	41,230	43,586	516	553	663	766	855	943
	60%	24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680	49,476	52,303	619	663	796	919	1,026	1,131
	Median: 58,300	80%	33,040	37,760	42,480	47,120	50,960	54,720	58,480	62,240	65,968	69,738	826	885	1,062	1,226	1,368
	120%	49,560	56,640	63,720	70,680	76,440	82,080	87,720	93,360	98,952	104,606	1,239	1,327	1,593	1,839	2,052	2,263
	140%	57,820	66,080	74,340	82,460	89,180	95,760	102,340	108,920	115,444	122,041	1,445	1,548	1,858	2,145	2,394	2,640
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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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
Broward County (Fort Lauderdale HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	12,700	14,500	16,325	18,125	19,575	21,025	22,475	23,925	25,375	26,825	317	340	408	471	525	580
	28%	14,224	16,240	18,284	20,300	21,924	23,548	25,172	26,796	28,420	30,044	355	380	457	527	588	649
	30%	15,240	17,400	19,590	21,750	23,490	25,230	26,970	28,710	30,450	32,190	381	408	489	565	630	696
	33%	16,764	19,140	21,549	23,925	25,839	27,753	29,667	31,581	33,495	35,409	419	448	538	622	693	765
	35%	17,780	20,300	22,855	25,375	27,405	29,435	31,465	33,495	35,525	37,555	444	476	571	659	735	812
	40%	20,320	23,200	26,120	29,000	31,320	33,640	35,960	38,280	40,600	42,920	508	544	653	754	841	928
	45%	22,860	26,100	29,385	32,625	35,235	37,845	40,455	43,065	45,675	48,285	571	612	734	848	946	1,044
	50%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	635	680	816	942	1,051	1,160
	60%	30,480	34,800	39,180	43,500	46,980	50,460	53,940	57,420	60,900	64,380	762	816	979	1,131	1,261	1,392
	80%	40,640	46,400	52,240	58,000	62,640	67,280	71,920	76,560	81,200	85,840	1,016	1,088	1,306	1,508	1,682	1,856
	120%	60,960	69,600	78,360	87,000	93,960	100,920	107,880	114,840	121,800	128,760	1,524	1,632	1,959	2,262	2,523	2,784
	140%	71,120	81,200	91,420	101,500	109,620	117,740	125,860	133,980	142,100	150,220	1,778	1,904	2,285	2,639	2,943	3,248
Median: 60,900																	

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 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 3/28/2016
FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 40,400	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025	16,975	17,945	212	227	273	315	351	388
	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
	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
	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
	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
	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
	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

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 3/28/2016

FHFC Posted : 3/31/2016

2016 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%	9,725	11,100	12,500	13,875	15,000	16,100	17,225	18,325	19,425	20,535	243	260	312	360	402	444
	28%	10,892	12,432	14,000	15,540	16,800	18,032	19,292	20,524	21,756	22,999	272	291	350	404	450	497
	30%	11,670	13,320	15,000	16,650	18,000	19,320	20,670	21,990	23,310	24,642	291	312	375	433	483	533
	33%	12,837	14,652	16,500	18,315	19,800	21,252	22,737	24,189	25,641	27,106	320	343	412	476	531	586
	35%	13,615	15,540	17,500	19,425	21,000	22,540	24,115	25,655	27,195	28,749	340	364	437	505	563	622
	40%	15,560	17,760	20,000	22,200	24,000	25,760	27,560	29,320	31,080	32,856	389	416	500	577	644	711
	45%	17,505	19,980	22,500	24,975	27,000	28,980	31,005	32,985	34,965	36,963	437	468	562	649	724	799
	50%	19,450	22,200	25,000	27,750	30,000	32,200	34,450	36,650	38,850	41,070	486	520	625	721	805	888
	60%	23,340	26,640	30,000	33,300	36,000	38,640	41,340	43,980	46,620	49,284	583	624	750	866	966	1,066
	80%	31,120	35,520	40,000	44,400	48,000	51,520	55,120	58,640	62,160	65,712	778	833	1,000	1,155	1,288	1,422
	120%	46,680	53,280	60,000	66,600	72,000	77,280	82,680	87,960	93,240	98,568	1,167	1,249	1,500	1,732	1,932	2,133
	140%	54,460	62,160	70,000	77,700	84,000	90,160	96,460	102,620	108,780	114,996	1,361	1,457	1,750	2,021	2,254	2,488
Median: 52,400																	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2016)</i>	25% - HS	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% - HS	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% - HS	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
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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

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.

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FHFC Posted : 3/31/2016

**2016 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 (Homosassa Springs MSA)	25%	8,900	10,175	11,450	12,700	13,725	14,750	15,750	16,775	17,780	18,796	222	238	286	330	368	406
	28%	9,968	11,396	12,824	14,224	15,372	16,520	17,640	18,788	19,914	21,052	249	267	320	369	413	455
	30%	10,680	12,210	13,740	15,240	16,470	17,700	18,900	20,130	21,336	22,555	267	286	343	396	442	487
	33%	11,748	13,431	15,114	16,764	18,117	19,470	20,790	22,143	23,470	24,811	293	314	377	436	486	536
	35%	12,460	14,245	16,030	17,780	19,215	20,650	22,050	23,485	24,892	26,314	311	333	400	462	516	569
	40%	14,240	16,280	18,320	20,320	21,960	23,600	25,200	26,840	28,448	30,074	356	381	458	528	590	650
	45%	16,020	18,315	20,610	22,860	24,705	26,550	28,350	30,195	32,004	33,833	400	429	515	594	663	731
	50%	17,800	20,350	22,900	25,400	27,450	29,500	31,500	33,550	35,560	37,592	445	476	572	660	737	813
	60%	21,360	24,420	27,480	30,480	32,940	35,400	37,800	40,260	42,672	45,110	534	572	687	792	885	975
	Median: 52,300	80%	28,480	32,560	36,640	40,640	43,920	47,200	50,400	53,680	56,896	60,147	712	763	916	1,057	1,180
	120%	42,720	48,840	54,960	60,960	65,880	70,800	75,600	80,520	85,344	90,221	1,068	1,144	1,374	1,585	1,770	1,951
	140%	49,840	56,980	64,120	71,120	76,860	82,600	88,200	93,940	99,568	105,258	1,246	1,335	1,603	1,849	2,065	2,276
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2016)</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	10,475	11,775	13,075	14,125	15,175	16,225	17,275	18,305	19,351	229	245	294	340	379	418
	28% - HS	10,276	11,732	13,188	14,644	15,820	16,996	18,172	19,348	20,502	21,673	256	275	329	380	424	469
	30% - HS	11,010	12,570	14,130	15,690	16,950	18,210	19,470	20,730	21,966	23,221	275	294	353	408	455	502
	33% - HS	12,111	13,827	15,543	17,259	18,645	20,031	21,417	22,803	24,163	25,543	302	324	388	448	500	552
	35% - HS	12,845	14,665	16,485	18,305	19,775	21,245	22,715	24,185	25,627	27,091	321	343	412	476	531	586
	40% - HS	14,680	16,760	18,840	20,920	22,600	24,280	25,960	27,640	29,288	30,962	367	393	471	544	607	670
	45% - HS	16,515	18,855	21,195	23,535	25,425	27,315	29,205	31,095	32,949	34,832	412	442	529	612	682	753
	50% - HS	18,350	20,950	23,550	26,150	28,250	30,350	32,450	34,550	36,610	38,702	458	491	588	680	758	837
	60% - HS	22,020	25,140	28,260	31,380	33,900	36,420	38,940	41,460	43,932	46,442	550	589	706	816	910	1,005

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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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**2016 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%	11,375	13,000	14,625	16,225	17,525	18,825	20,125	21,425	22,715	24,013	284	304	365	421	470	519
	28%	12,740	14,560	16,380	18,172	19,628	21,084	22,540	23,996	25,441	26,895	318	341	409	472	527	581
	30%	13,650	15,600	17,550	19,470	21,030	22,590	24,150	25,710	27,258	28,816	341	365	438	506	564	623
	33%	15,015	17,160	19,305	21,417	23,133	24,849	26,565	28,281	29,984	31,697	375	402	482	556	621	685
	35%	15,925	18,200	20,475	22,715	24,535	26,355	28,175	29,995	31,801	33,618	398	426	511	590	658	727
	40%	18,200	20,800	23,400	25,960	28,040	30,120	32,200	34,280	36,344	38,421	455	487	585	675	753	831
	45%	20,475	23,400	26,325	29,205	31,545	33,885	36,225	38,565	40,887	43,223	511	548	658	759	847	934
	50%	22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	45,430	48,026	568	609	731	843	941	1,038
	60%	27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	54,516	57,631	682	731	877	1,012	1,129	1,246
	80%	36,400	41,600	46,800	51,920	56,080	60,240	64,400	68,560	72,688	76,842	910	975	1,170	1,350	1,506	1,662
	120%	54,600	62,400	70,200	77,880	84,120	90,360	96,600	102,840	109,032	115,262	1,365	1,462	1,755	2,025	2,259	2,493
	140%	63,700	72,800	81,900	90,860	98,140	105,420	112,700	119,980	127,204	134,473	1,592	1,706	2,047	2,362	2,635	2,908
	Median: 64,900																
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	

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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**2016 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%	11,500	13,150	14,800	16,425	17,750	19,075	20,375	21,700	22,995	24,309	287	308	370	427	476	525
	28%	12,880	14,728	16,576	18,396	19,880	21,364	22,820	24,304	25,754	27,226	322	345	414	478	534	589
	30%	13,800	15,780	17,760	19,710	21,300	22,890	24,450	26,040	27,594	29,171	345	369	444	512	572	631
	33%	15,180	17,358	19,536	21,681	23,430	25,179	26,895	28,644	30,353	32,088	379	406	488	563	629	694
	35%	16,100	18,410	20,720	22,995	24,850	26,705	28,525	30,380	32,193	34,033	402	431	518	598	667	736
	40%	18,400	21,040	23,680	26,280	28,400	30,520	32,600	34,720	36,792	38,894	460	493	592	683	763	841
	45%	20,700	23,670	26,640	29,565	31,950	34,335	36,675	39,060	41,391	43,756	517	554	666	768	858	946
	50%	23,000	26,300	29,600	32,850	35,500	38,150	40,750	43,400	45,990	48,618	575	616	740	854	953	1,051
	60%	27,600	31,560	35,520	39,420	42,600	45,780	48,900	52,080	55,188	58,342	690	739	888	1,025	1,144	1,262
	Median: 65,700	80%	36,800	42,080	47,360	52,560	56,800	61,040	65,200	69,440	73,584	77,789	920	986	1,184	1,367	1,526
	120%	55,200	63,120	71,040	78,840	85,200	91,560	97,800	104,160	110,376	116,683	1,380	1,479	1,776	2,050	2,289	2,524
	140%	64,400	73,640	82,880	91,980	99,400	106,820	114,100	121,520	128,772	136,130	1,610	1,725	2,072	2,392	2,670	2,945
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

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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**2016 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%	8,750	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
	Median: 57,800	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
	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	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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

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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**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 39,600	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
HERA Special Limits	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
per Section 142(d)(2)(E)	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
<i>(est. 2014)</i>	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
<i>For use by projects that</i>	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
<i>placed in service at least</i>	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
<i>one building on or</i>	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
<i>before 12/31/2008</i>	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

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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**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 44,100	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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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**2016 Income Limits and Rent Limits
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 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%	11,375	13,000	14,625	16,225	17,525	18,825	20,125	21,425	22,715	24,013	284	304	365	421	470	519
	28%	12,740	14,560	16,380	18,172	19,628	21,084	22,540	23,996	25,441	26,895	318	341	409	472	527	581
	30%	13,650	15,600	17,550	19,470	21,030	22,590	24,150	25,710	27,258	28,816	341	365	438	506	564	623
	33%	15,015	17,160	19,305	21,417	23,133	24,849	26,565	28,281	29,984	31,697	375	402	482	556	621	685
	35%	15,925	18,200	20,475	22,715	24,535	26,355	28,175	29,995	31,801	33,618	398	426	511	590	658	727
	40%	18,200	20,800	23,400	25,960	28,040	30,120	32,200	34,280	36,344	38,421	455	487	585	675	753	831
	45%	20,475	23,400	26,325	29,205	31,545	33,885	36,225	38,565	40,887	43,223	511	548	658	759	847	934
	50%	22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	45,430	48,026	568	609	731	843	941	1,038
	60%	27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	54,516	57,631	682	731	877	1,012	1,129	1,246
	80%	36,400	41,600	46,800	51,920	56,080	60,240	64,400	68,560	72,688	76,842	910	975	1,170	1,350	1,506	1,662
	120%	54,600	62,400	70,200	77,880	84,120	90,360	96,600	102,840	109,032	115,262	1,365	1,462	1,755	2,025	2,259	2,493
	140%	63,700	72,800	81,900	90,860	98,140	105,420	112,700	119,980	127,204	134,473	1,592	1,706	2,047	2,362	2,635	2,908
	Median: 64,900																
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	

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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**2016 Income Limits and Rent Limits
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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
Escambia County (Pensacola-Ferry Pass- Brent MSA)	25%	10,450	11,925	13,425	14,900	16,100	17,300	18,500	19,675	20,860	22,052	261	279	335	387	432	477
	28%	11,704	13,356	15,036	16,688	18,032	19,376	20,720	22,036	23,363	24,698	292	313	375	434	484	534
	30%	12,540	14,310	16,110	17,880	19,320	20,760	22,200	23,610	25,032	26,462	313	335	402	465	519	572
	33%	13,794	15,741	17,721	19,668	21,252	22,836	24,420	25,971	27,535	29,109	344	369	443	511	570	629
	35%	14,630	16,695	18,795	20,860	22,540	24,220	25,900	27,545	29,204	30,873	365	391	469	542	605	668
	40%	16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480	33,376	35,283	418	447	537	620	692	763
	45%	18,810	21,465	24,165	26,820	28,980	31,140	33,300	35,415	37,548	39,694	470	503	604	697	778	858
	50%	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	41,720	44,104	522	559	671	775	865	954
	60%	25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	50,064	52,925	627	671	805	930	1,038	1,145
	Median: 59,600	80%	33,440	38,160	42,960	47,680	51,520	55,360	59,200	62,960	66,752	70,566	836	895	1,074	1,240	1,384
	120%	50,160	57,240	64,440	71,520	77,280	83,040	88,800	94,440	100,128	105,850	1,254	1,342	1,611	1,860	2,076	2,290
	140%	58,520	66,780	75,180	83,440	90,160	96,880	103,600	110,180	116,816	123,491	1,463	1,566	1,879	2,170	2,422	2,672

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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**2016 Income Limits and Rent Limits
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 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 HMFA; Deltona-Daytona Beach- Ormond Beach MSA)	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
	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	1,383
	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
	Median: 52,900																
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	

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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	8,750	10,000	11,250	12,475	13,475	14,475	15,475	16,475	17,465	18,463	218	234	281	324	361	399
	28%	9,800	11,200	12,600	13,972	15,092	16,212	17,332	18,452	19,561	20,679	245	262	315	363	405	447
	30%	10,500	12,000	13,500	14,970	16,170	17,370	18,570	19,770	20,958	22,156	262	281	337	389	434	479
	33%	11,550	13,200	14,850	16,467	17,787	19,107	20,427	21,747	23,054	24,371	288	309	371	428	477	527
	35%	12,250	14,000	15,750	17,465	18,865	20,265	21,665	23,065	24,451	25,848	306	328	393	454	506	559
	40%	14,000	16,000	18,000	19,960	21,560	23,160	24,760	26,360	27,944	29,541	350	375	450	519	579	639
	45%	15,750	18,000	20,250	22,455	24,255	26,055	27,855	29,655	31,437	33,233	393	421	506	583	651	718
	50%	17,500	20,000	22,500	24,950	26,950	28,950	30,950	32,950	34,930	36,926	437	468	562	648	723	798
	60%	21,000	24,000	27,000	29,940	32,340	34,740	37,140	39,540	41,916	44,311	525	562	675	778	868	958
	Median: 49,900	80%	28,000	32,000	36,000	39,920	43,120	46,320	49,520	52,720	55,888	59,082	700	750	900	1,038	1,158
	120%	42,000	48,000	54,000	59,880	64,680	69,480	74,280	79,080	83,832	88,622	1,050	1,125	1,350	1,557	1,737	1,917
	140%	49,000	56,000	63,000	69,860	75,460	81,060	86,660	92,260	97,804	103,393	1,225	1,312	1,575	1,816	2,026	2,236
HERA Special Limits	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
per Section 142(d)(2)(E)	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
<i>(est. 2011)</i>	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
<i>For use by projects that</i>	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
<i>placed in service at least</i>	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
<i>one building on or</i>	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
<i>before 12/31/2008</i>	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

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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
Gadsden County (Tallahassee MSA)	25%	11,400	13,025	14,650	16,275	17,600	18,900	20,200	21,500	22,785	24,087	285	305	366	423	472	521
	28%	12,768	14,588	16,408	18,228	19,712	21,168	22,624	24,080	25,519	26,977	319	341	410	474	529	583
	30%	13,680	15,630	17,580	19,530	21,120	22,680	24,240	25,800	27,342	28,904	342	366	439	508	567	625
	33%	15,048	17,193	19,338	21,483	23,232	24,948	26,664	28,380	30,076	31,795	376	403	483	558	623	688
	35%	15,960	18,235	20,510	22,785	24,640	26,460	28,280	30,100	31,899	33,722	399	427	512	592	661	729
	40%	18,240	20,840	23,440	26,040	28,160	30,240	32,320	34,400	36,456	38,539	456	488	586	677	756	834
	45%	20,520	23,445	26,370	29,295	31,680	34,020	36,360	38,700	41,013	43,357	513	549	659	762	850	938
	50%	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	45,570	48,174	570	610	732	846	945	1,042
	60%	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	54,684	57,809	684	732	879	1,016	1,134	1,251
	Median: 65,100	80%	36,480	41,680	46,880	52,080	56,320	60,480	64,640	68,800	72,912	77,078	912	977	1,172	1,355	1,512
	120%	54,720	62,520	70,320	78,120	84,480	90,720	96,960	103,200	109,368	115,618	1,368	1,465	1,758	2,032	2,268	2,502
	140%	63,840	72,940	82,040	91,140	98,560	105,840	113,120	120,400	127,596	134,887	1,596	1,709	2,051	2,371	2,646	2,919

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 3/28/2016
FHFC Posted : 3/31/2016

**2016 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
Gilchrist County (Gainesville 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
	Median: 59,700	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
	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
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

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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 38,300	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
HERA Special Limits	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
per Section 142(d)(2)(E)	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
<i>(est. 2011)</i>	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
<i>For use by projects that</i>	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
<i>placed in service at least</i>	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
<i>one building on or</i>	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
<i>before 12/31/2008</i>	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

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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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 (Gulf County HMFA; Panama City-Lynn Haven- Panama City Beach MSA)	25%	8,000	9,150	10,300	11,425	12,350	13,275	14,175	15,100	15,995	16,909	200	214	257	297	331	365
	28%	8,960	10,248	11,536	12,796	13,832	14,868	15,876	16,912	17,914	18,938	224	240	288	332	371	409
	30%	9,600	10,980	12,360	13,710	14,820	15,930	17,010	18,120	19,194	20,291	240	257	309	356	398	439
	33%	10,560	12,078	13,596	15,081	16,302	17,523	18,711	19,932	21,113	22,320	264	282	339	392	438	483
	35%	11,200	12,810	14,420	15,995	17,290	18,585	19,845	21,140	22,393	23,673	280	300	360	416	464	512
	40%	12,800	14,640	16,480	18,280	19,760	21,240	22,680	24,160	25,592	27,054	320	343	412	475	531	585
	45%	14,400	16,470	18,540	20,565	22,230	23,895	25,515	27,180	28,791	30,436	360	385	463	534	597	658
	50%	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200	31,990	33,818	400	428	515	594	663	731
	60%	19,200	21,960	24,720	27,420	29,640	31,860	34,020	36,240	38,388	40,582	480	514	618	713	796	878
	80%	25,600	29,280	32,960	36,560	39,520	42,480	45,360	48,320	51,184	54,109	640	686	824	951	1,062	1,171
	120%	38,400	43,920	49,440	54,840	59,280	63,720	68,040	72,480	76,776	81,163	960	1,029	1,236	1,426	1,593	1,756
	140%	44,800	51,240	57,680	63,980	69,160	74,340	79,380	84,560	89,572	94,690	1,120	1,200	1,442	1,664	1,858	2,049
	Median: 45,700																
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	9,050	10,350	11,650	12,925	13,975	15,000	16,050	17,075	18,095	19,129	226	242	291	336	375	414
	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
	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
	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
	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
	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
	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

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.

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**2016 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%	8,500	9,700	10,925	12,125	13,100	14,075	15,050	16,025	16,975	17,945	212	227	273	315	351	388
	28%	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
	30%	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
	33%	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
	35%	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
	40%	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
	45%	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%	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%	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
	Median: 47,500	80%	27,200	31,040	34,960	38,800	41,920	45,040	48,160	51,280	54,320	57,424	680	728	874	1,009	1,126
	120%	40,800	46,560	52,440	58,200	62,880	67,560	72,240	76,920	81,480	86,136	1,020	1,092	1,311	1,513	1,689	1,864
	140%	47,600	54,320	61,180	67,900	73,360	78,820	84,280	89,740	95,060	100,492	1,190	1,274	1,529	1,765	1,970	2,175
HERA Special Limits	25% - HS	10,675	12,200	13,725	15,225	16,450	17,675	18,900	20,100	21,315	22,533	266	285	343	395	441	487
per Section 142(d)(2)(E)	28% - HS	11,956	13,664	15,372	17,052	18,424	19,796	21,168	22,512	23,873	25,237	298	320	384	443	494	546
<i>(est. 2009)</i>	30% - HS	12,810	14,640	16,470	18,270	19,740	21,210	22,680	24,120	25,578	27,040	320	343	411	475	530	585
<i>For use by projects that</i>	33% - HS	14,091	16,104	18,117	20,097	21,714	23,331	24,948	26,532	28,136	29,744	352	377	452	522	583	643
<i>placed in service at least</i>	35% - HS	14,945	17,080	19,215	21,315	23,030	24,745	26,460	28,140	29,841	31,546	373	400	480	554	618	682
<i>one building on or</i>	40% - HS	17,080	19,520	21,960	24,360	26,320	28,280	30,240	32,160	34,104	36,053	427	457	549	633	707	780
<i>before 12/31/2008</i>	45% - HS	19,215	21,960	24,705	27,405	29,610	31,815	34,020	36,180	38,367	40,559	480	514	617	712	795	877
	50% - HS	21,350	24,400	27,450	30,450	32,900	35,350	37,800	40,200	42,630	45,066	533	571	686	791	883	975
	60% - HS	25,620	29,280	32,940	36,540	39,480	42,420	45,360	48,240	51,156	54,079	640	686	823	950	1,060	1,170

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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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 41,900	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 41,700	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
HERA Special Limits	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
per Section 142(d)(2)(E)	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
<i>(est. 2014)</i>	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
<i>For use by projects that</i>	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
<i>placed in service at least</i>	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
<i>one building on or</i>	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
<i>before 12/31/2008</i>	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

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	20,720	21,904	259	277	333	385	429	474
	28%	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896	23,206	24,532	290	311	373	431	480	530
	30%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	24,864	26,285	311	333	399	462	515	568
	33%	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806	27,350	28,913	342	366	439	508	566	625
	35%	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370	29,008	30,666	363	388	466	539	601	663
	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,152	35,046	415	444	533	616	687	758
	45%	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190	37,296	39,427	466	500	599	693	772	853
	50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,440	43,808	518	555	666	770	858	948
	60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,728	52,570	622	666	799	924	1,030	1,137
	Median: 59,200	80%	33,200	37,920	42,640	47,360	51,200	54,960	58,800	62,560	66,304	70,093	830	889	1,066	1,232	1,374
	120%	49,800	56,880	63,960	71,040	76,800	82,440	88,200	93,840	99,456	105,139	1,245	1,333	1,599	1,848	2,061	2,275
	140%	58,100	66,360	74,620	82,880	89,600	96,180	102,900	109,480	116,032	122,662	1,452	1,555	1,865	2,156	2,404	2,654
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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**2016 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 (Sebring MSA)	25%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 43,300	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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	8,700	9,925	11,175	12,400	13,400	14,400	15,400	16,375	17,360	18,352	217	232	279	322	360	397
	28% - HS	9,744	11,116	12,516	13,888	15,008	16,128	17,248	18,340	19,443	20,554	243	260	312	361	403	444
	30% - HS	10,440	11,910	13,410	14,880	16,080	17,280	18,480	19,650	20,832	22,022	261	279	335	387	432	476
	33% - HS	11,484	13,101	14,751	16,368	17,688	19,008	20,328	21,615	22,915	24,225	287	307	368	425	475	524
	35% - HS	12,180	13,895	15,645	17,360	18,760	20,160	21,560	22,925	24,304	25,693	304	325	391	451	504	556
	40% - HS	13,920	15,880	17,880	19,840	21,440	23,040	24,640	26,200	27,776	29,363	348	372	447	516	576	635
	45% - HS	15,660	17,865	20,115	22,320	24,120	25,920	27,720	29,475	31,248	33,034	391	419	502	580	648	714
	50% - HS	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	34,720	36,704	435	465	558	645	720	794
	60% - HS	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300	41,664	44,045	522	558	670	774	864	953

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**2016 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%	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	20,720	21,904	259	277	333	385	429	474
	28%	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896	23,206	24,532	290	311	373	431	480	530
	30%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	24,864	26,285	311	333	399	462	515	568
	33%	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806	27,350	28,913	342	366	439	508	566	625
	35%	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370	29,008	30,666	363	388	466	539	601	663
	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,152	35,046	415	444	533	616	687	758
	45%	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190	37,296	39,427	466	500	599	693	772	853
	50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,440	43,808	518	555	666	770	858	948
	60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,728	52,570	622	666	799	924	1,030	1,137
	Median: 59,200	80%	33,200	37,920	42,640	47,360	51,200	54,960	58,800	62,560	66,304	70,093	830	889	1,066	1,232	1,374
	120%	49,800	56,880	63,960	71,040	76,800	82,440	88,200	93,840	99,456	105,139	1,245	1,333	1,599	1,848	2,061	2,275
	140%	58,100	66,360	74,620	82,880	89,600	96,180	102,900	109,480	116,032	122,662	1,452	1,555	1,865	2,156	2,404	2,654
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 3/28/2016
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**2016 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%	8,225	9,400	10,575	11,725	12,675	13,625	14,550	15,500	16,415	17,353	205	220	264	305	340	375
	28%	9,212	10,528	11,844	13,132	14,196	15,260	16,296	17,360	18,385	19,435	230	246	296	341	381	420
	30%	9,870	11,280	12,690	14,070	15,210	16,350	17,460	18,600	19,698	20,824	246	264	317	366	408	450
	33%	10,857	12,408	13,959	15,477	16,731	17,985	19,206	20,460	21,668	22,906	271	290	348	402	449	495
	35%	11,515	13,160	14,805	16,415	17,745	19,075	20,370	21,700	22,981	24,294	287	308	370	427	476	525
	40%	13,160	15,040	16,920	18,760	20,280	21,800	23,280	24,800	26,264	27,765	329	352	423	488	545	601
	45%	14,805	16,920	19,035	21,105	22,815	24,525	26,190	27,900	29,547	31,235	370	396	475	549	613	676
	50%	16,450	18,800	21,150	23,450	25,350	27,250	29,100	31,000	32,830	34,706	411	440	528	610	681	751
	60%	19,740	22,560	25,380	28,140	30,420	32,700	34,920	37,200	39,396	41,647	493	528	634	732	817	901
	Median: 46,900	80%	26,320	30,080	33,840	37,520	40,560	43,600	46,560	49,600	52,528	55,530	658	705	846	976	1,090
	120%	39,480	45,120	50,760	56,280	60,840	65,400	69,840	74,400	78,792	83,294	987	1,057	1,269	1,464	1,635	1,803
	140%	46,060	52,640	59,220	65,660	70,980	76,300	81,480	86,800	91,924	97,177	1,151	1,233	1,480	1,708	1,907	2,103
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	8,700	9,925	11,175	12,400	13,400	14,400	15,400	16,375	17,360	18,352	217	232	279	322	360	397
	28% - HS	9,744	11,116	12,516	13,888	15,008	16,128	17,248	18,340	19,443	20,554	243	260	312	361	403	444
	30% - HS	10,440	11,910	13,410	14,880	16,080	17,280	18,480	19,650	20,832	22,022	261	279	335	387	432	476
	33% - HS	11,484	13,101	14,751	16,368	17,688	19,008	20,328	21,615	22,915	24,225	287	307	368	425	475	524
	35% - HS	12,180	13,895	15,645	17,360	18,760	20,160	21,560	22,925	24,304	25,693	304	325	391	451	504	556
	40% - HS	13,920	15,880	17,880	19,840	21,440	23,040	24,640	26,200	27,776	29,363	348	372	447	516	576	635
	45% - HS	15,660	17,865	20,115	22,320	24,120	25,920	27,720	29,475	31,248	33,034	391	419	502	580	648	714
	50% - HS	17,400	19,850	22,350	24,800	26,800	28,800	30,800	32,750	34,720	36,704	435	465	558	645	720	794
	60% - HS	20,880	23,820	26,820	29,760	32,160	34,560	36,960	39,300	41,664	44,045	522	558	670	774	864	953

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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 : 3/31/2016

**2016 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%	9,650	11,025	12,400	13,775	14,900	16,000	17,100	18,200	19,285	20,387	241	258	310	358	400	441
	28%	10,808	12,348	13,888	15,428	16,688	17,920	19,152	20,384	21,599	22,833	270	289	347	401	448	494
	30%	11,580	13,230	14,880	16,530	17,880	19,200	20,520	21,840	23,142	24,464	289	310	372	430	480	529
	33%	12,738	14,553	16,368	18,183	19,668	21,120	22,572	24,024	25,456	26,911	318	341	409	473	528	582
	35%	13,510	15,435	17,360	19,285	20,860	22,400	23,940	25,480	26,999	28,542	337	361	434	501	560	617
	40%	15,440	17,640	19,840	22,040	23,840	25,600	27,360	29,120	30,856	32,619	386	413	496	573	640	706
	45%	17,370	19,845	22,320	24,795	26,820	28,800	30,780	32,760	34,713	36,697	434	465	558	645	720	794
	50%	19,300	22,050	24,800	27,550	29,800	32,000	34,200	36,400	38,570	40,774	482	516	620	716	800	882
	55%	21,230	24,255	27,280	30,305	32,780	35,200	37,620	40,040	42,427	44,851	530	568	682	788	880	970
	60%	23,160	26,460	29,760	33,060	35,760	38,400	41,040	43,680	46,284	48,929	579	620	744	860	960	1,059
Median: 52,800	80%	30,880	35,280	39,680	44,080	47,680	51,200	54,720	58,240	61,712	772	827	992	1,147	1,280	1,412	
	120%	46,320	52,920	59,520	66,120	71,520	76,800	82,080	87,360	92,568	1,158	1,240	1,488	1,720	1,920	2,118	
	140%	54,040	61,740	69,440	77,140	83,440	89,600	95,760	101,920	107,996	1,351	1,447	1,736	2,007	2,240	2,471	
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	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	636	681	817	944	1,053	1,162	

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**2016 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%	9,100	10,400	11,700	13,000	14,050	15,100	16,125	17,175	18,200	19,240	227	243	292	338	377	416
	28%	10,192	11,648	13,104	14,560	15,736	16,912	18,060	19,236	20,384	21,549	254	273	327	378	422	466
	30%	10,920	12,480	14,040	15,600	16,860	18,120	19,350	20,610	21,840	23,088	273	292	351	405	453	499
	33%	12,012	13,728	15,444	17,160	18,546	19,932	21,285	22,671	24,024	25,397	300	321	386	446	498	549
	35%	12,740	14,560	16,380	18,200	19,670	21,140	22,575	24,045	25,480	26,936	318	341	409	473	528	582
	40%	14,560	16,640	18,720	20,800	22,480	24,160	25,800	27,480	29,120	30,784	364	390	468	541	604	666
	45%	16,380	18,720	21,060	23,400	25,290	27,180	29,025	30,915	32,760	34,632	409	438	526	608	679	749
	50%	18,200	20,800	23,400	26,000	28,100	30,200	32,250	34,350	36,400	38,480	455	487	585	676	755	832
	60%	21,840	24,960	28,080	31,200	33,720	36,240	38,700	41,220	43,680	46,176	546	585	702	811	906	999
	Median: 49,300	80%	29,120	33,280	37,440	41,600	44,960	48,320	51,600	54,960	58,240	61,568	728	780	936	1,082	1,208
	120%	43,680	49,920	56,160	62,400	67,440	72,480	77,400	82,440	87,360	92,352	1,092	1,170	1,404	1,623	1,812	1,998
	140%	50,960	58,240	65,520	72,800	78,680	84,560	90,300	96,180	101,920	107,744	1,274	1,365	1,638	1,893	2,114	2,331
HERA Special Limits	25% - HS	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
per Section 142(d)(2)(E)	28% - HS	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
<i>(est. 2016)</i>	30% - HS	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
<i>For use by projects that</i>	33% - HS	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
<i>placed in service at least</i>	35% - HS	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
<i>one building on or</i>	40% - HS	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
<i>before 12/31/2008</i>	45% - HS	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% - HS	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
	60% - HS	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

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**2016 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%	11,400	13,025	14,650	16,275	17,600	18,900	20,200	21,500	22,785	24,087	285	305	366	423	472	521
	28%	12,768	14,588	16,408	18,228	19,712	21,168	22,624	24,080	25,519	26,977	319	341	410	474	529	583
	30%	13,680	15,630	17,580	19,530	21,120	22,680	24,240	25,800	27,342	28,904	342	366	439	508	567	625
	33%	15,048	17,193	19,338	21,483	23,232	24,948	26,664	28,380	30,076	31,795	376	403	483	558	623	688
	35%	15,960	18,235	20,510	22,785	24,640	26,460	28,280	30,100	31,899	33,722	399	427	512	592	661	729
	40%	18,240	20,840	23,440	26,040	28,160	30,240	32,320	34,400	36,456	38,539	456	488	586	677	756	834
	45%	20,520	23,445	26,370	29,295	31,680	34,020	36,360	38,700	41,013	43,357	513	549	659	762	850	938
	50%	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	45,570	48,174	570	610	732	846	945	1,042
	60%	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	54,684	57,809	684	732	879	1,016	1,134	1,251
	Median: 65,100	80%	36,480	41,680	46,880	52,080	56,320	60,480	64,640	68,800	72,912	77,078	912	977	1,172	1,355	1,512
	120%	54,720	62,520	70,320	78,120	84,480	90,720	96,960	103,200	109,368	115,618	1,368	1,465	1,758	2,032	2,268	2,502
	140%	63,840	72,940	82,040	91,140	98,560	105,840	113,120	120,400	127,596	134,887	1,596	1,709	2,051	2,371	2,646	2,919

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**2016 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%	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: 54,000	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 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	10,550	12,050	13,550	15,050	16,275	17,475	18,675	19,875	21,070	22,274	263	282	338	391	436	481
	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
	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
	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
	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
	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
	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

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 3/28/2016
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**2016 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%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	Median: 57,800																
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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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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**2016 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%	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%	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%	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%	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%	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%	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%	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%	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%	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
	Median: 56,400	80%	31,600	36,160	40,640	45,120	48,800	52,400	56,000	59,600	63,168	66,778	790	847	1,016	1,174	1,310
	120%	47,400	54,240	60,960	67,680	73,200	78,600	84,000	89,400	94,752	100,166	1,185	1,270	1,524	1,761	1,965	2,167
	140%	55,300	63,280	71,120	78,960	85,400	91,700	98,000	104,300	110,544	116,861	1,382	1,482	1,778	2,054	2,292	2,528
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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**2016 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%	11,400	13,025	14,650	16,275	17,600	18,900	20,200	21,500	22,785	24,087	285	305	366	423	472	521
	28%	12,768	14,588	16,408	18,228	19,712	21,168	22,624	24,080	25,519	26,977	319	341	410	474	529	583
	30%	13,680	15,630	17,580	19,530	21,120	22,680	24,240	25,800	27,342	28,904	342	366	439	508	567	625
	33%	15,048	17,193	19,338	21,483	23,232	24,948	26,664	28,380	30,076	31,795	376	403	483	558	623	688
	35%	15,960	18,235	20,510	22,785	24,640	26,460	28,280	30,100	31,899	33,722	399	427	512	592	661	729
	40%	18,240	20,840	23,440	26,040	28,160	30,240	32,320	34,400	36,456	38,539	456	488	586	677	756	834
	45%	20,520	23,445	26,370	29,295	31,680	34,020	36,360	38,700	41,013	43,357	513	549	659	762	850	938
	50%	22,800	26,050	29,300	32,550	35,200	37,800	40,400	43,000	45,570	48,174	570	610	732	846	945	1,042
	60%	27,360	31,260	35,160	39,060	42,240	45,360	48,480	51,600	54,684	57,809	684	732	879	1,016	1,134	1,251
	Median: 65,100	80%	36,480	41,680	46,880	52,080	56,320	60,480	64,640	68,800	72,912	77,078	912	977	1,172	1,355	1,512
	120%	54,720	62,520	70,320	78,120	84,480	90,720	96,960	103,200	109,368	115,618	1,368	1,465	1,758	2,032	2,268	2,502
	140%	63,840	72,940	82,040	91,140	98,560	105,840	113,120	120,400	127,596	134,887	1,596	1,709	2,051	2,371	2,646	2,919

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**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 42,400	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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	9,700	11,075	12,450	13,825	14,950	16,050	17,150	18,250	19,355	20,461	242	259	311	359	401	442
	28% - HS	10,864	12,404	13,944	15,484	16,744	17,976	19,208	20,440	21,678	22,916	271	290	348	402	449	495
	30% - HS	11,640	13,290	14,940	16,590	17,940	19,260	20,580	21,900	23,226	24,553	291	311	373	431	481	531
	33% - HS	12,804	14,619	16,434	18,249	19,734	21,186	22,638	24,090	25,549	27,009	320	342	410	474	529	584
	35% - HS	13,580	15,505	17,430	19,355	20,930	22,470	24,010	25,550	27,097	28,645	339	363	435	503	561	619
	40% - HS	15,520	17,720	19,920	22,120	23,920	25,680	27,440	29,200	30,968	32,738	388	415	498	575	642	708
	45% - HS	17,460	19,935	22,410	24,885	26,910	28,890	30,870	32,850	34,839	36,830	436	467	560	647	722	796
	50% - HS	19,400	22,150	24,900	27,650	29,900	32,100	34,300	36,500	38,710	40,922	485	519	622	719	802	885
	60% - HS	23,280	26,580	29,880	33,180	35,880	38,520	41,160	43,800	46,452	49,106	582	623	747	863	963	1,062

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**2016 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%	9,450	10,800	12,150	13,475	14,575	15,650	16,725	17,800	18,865	19,943	236	253	303	350	391	431
	28%	10,584	12,096	13,608	15,092	16,324	17,528	18,732	19,936	21,129	22,336	264	283	340	392	438	483
	30%	11,340	12,960	14,580	16,170	17,490	18,780	20,070	21,360	22,638	23,932	283	303	364	420	469	517
	33%	12,474	14,256	16,038	17,787	19,239	20,658	22,077	23,496	24,902	26,325	311	334	400	462	516	569
	35%	13,230	15,120	17,010	18,865	20,405	21,910	23,415	24,920	26,411	27,920	330	354	425	490	547	604
	40%	15,120	17,280	19,440	21,560	23,320	25,040	26,760	28,480	30,184	31,909	378	405	486	561	626	690
	45%	17,010	19,440	21,870	24,255	26,235	28,170	30,105	32,040	33,957	35,897	425	455	546	631	704	776
	50%	18,900	21,600	24,300	26,950	29,150	31,300	33,450	35,600	37,730	39,886	472	506	607	701	782	863
	60%	22,680	25,920	29,160	32,340	34,980	37,560	40,140	42,720	45,276	47,863	567	607	729	841	939	1,035
	Median: 53,600	80%	30,240	34,560	38,880	43,120	46,640	50,080	53,520	56,960	60,368	63,818	756	810	972	1,122	1,252
	120%	45,360	51,840	58,320	64,680	69,960	75,120	80,280	85,440	90,552	95,726	1,134	1,215	1,458	1,683	1,878	2,071
	140%	52,920	60,480	68,040	75,460	81,620	87,640	93,660	99,680	105,644	111,681	1,323	1,417	1,701	1,963	2,191	2,416
HERA Special Limits	25% - HS	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
per Section 142(d)(2)(E)	28% - HS	11,760	13,440	15,120	16,800	18,144	19,488	20,832	22,176	23,520	24,864	294	315	378	436	487	537
<i>(est. 2011)</i>	30% - HS	12,600	14,400	16,200	18,000	19,440	20,880	22,320	23,760	25,200	26,640	315	337	405	468	522	576
<i>For use by projects that</i>	33% - HS	13,860	15,840	17,820	19,800	21,384	22,968	24,552	26,136	27,720	29,304	346	371	445	514	574	633
<i>placed in service at least</i>	35% - HS	14,700	16,800	18,900	21,000	22,680	24,360	26,040	27,720	29,400	31,080	367	393	472	546	609	672
<i>one building on or</i>	40% - HS	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	33,600	35,520	420	450	540	624	696	768
<i>before 12/31/2008</i>	45% - HS	18,900	21,600	24,300	27,000	29,160	31,320	33,480	35,640	37,800	39,960	472	506	607	702	783	864
	50% - HS	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
	60% - HS	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	50,400	53,280	630	675	810	936	1,044	1,152

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**2016 Income Limits and Rent Limits
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 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 41,600	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	10,850	12,400	13,950	15,475	16,725	17,975	19,200	20,450	21,665	22,903	271	290	348	402	449	495
	28%	12,152	13,888	15,624	17,332	18,732	20,132	21,504	22,904	24,265	25,651	303	325	390	450	503	555
	30%	13,020	14,880	16,740	18,570	20,070	21,570	23,040	24,540	25,998	27,484	325	348	418	483	539	594
	33%	14,322	16,368	18,414	20,427	22,077	23,727	25,344	26,994	28,598	30,232	358	383	460	531	593	654
	35%	15,190	17,360	19,530	21,665	23,415	25,165	26,880	28,630	30,331	32,064	379	406	488	563	629	693
	40%	17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	34,664	36,645	434	465	558	644	719	793
	45%	19,530	22,320	25,110	27,855	30,105	32,355	34,560	36,810	38,997	41,225	488	523	627	724	808	892
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	60%	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	51,996	54,967	651	697	837	966	1,078	1,189
	Median: 61,900	80%	34,720	39,680	44,640	49,520	53,520	57,520	61,440	65,440	69,328	73,290	868	930	1,116	1,288	1,438
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	8,325	9,500	10,700	11,875	12,825	13,775	14,725	15,675	16,625	17,575	208	222	267	308	344	380
	28%	9,324	10,640	11,984	13,300	14,364	15,428	16,492	17,556	18,620	19,684	233	249	299	345	385	425
	30%	9,990	11,400	12,840	14,250	15,390	16,530	17,670	18,810	19,950	21,090	249	267	321	370	413	456
	33%	10,989	12,540	14,124	15,675	16,929	18,183	19,437	20,691	21,945	23,199	274	294	353	407	454	501
	35%	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945	23,275	24,605	291	311	374	432	482	532
	40%	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080	26,600	28,120	333	356	428	494	551	608
	45%	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215	29,925	31,635	374	401	481	555	619	684
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350	33,250	35,150	416	445	535	617	688	760
	60%	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620	39,900	42,180	499	534	642	741	826	912
	Median: 47,500	80%	26,640	30,400	34,240	38,000	41,040	44,080	47,120	50,160	53,200	56,240	666	713	856	988	1,102
	120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240	79,800	84,360	999	1,069	1,284	1,482	1,653	1,824
	140%	46,620	53,200	59,920	66,500	71,820	77,140	82,460	87,780	93,100	98,420	1,165	1,247	1,498	1,729	1,928	2,128
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

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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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	19,705	20,831	246	264	316	366	408	450
	28%	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832	22,070	23,331	276	296	354	410	457	505
	30%	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320	23,646	24,997	296	317	380	439	490	541
	33%	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552	26,011	27,497	325	348	418	483	539	595
	35%	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040	27,587	29,163	345	370	443	512	572	631
	40%	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760	31,528	33,330	395	423	507	586	654	721
	45%	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480	35,469	37,496	444	475	570	659	735	811
	50%	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	39,410	41,662	493	528	633	732	817	901
	60%	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	47,292	49,994	592	634	760	879	981	1,082
	Median: 56,300	80%	31,600	36,080	40,560	45,040	48,720	52,320	55,920	59,520	63,056	66,659	790	846	1,014	1,172	1,308
	120%	47,400	54,120	60,840	67,560	73,080	78,480	83,880	89,280	94,584	99,989	1,185	1,269	1,521	1,758	1,962	2,164
	140%	55,300	63,140	70,980	78,820	85,260	91,560	97,860	104,160	110,348	116,654	1,382	1,480	1,774	2,051	2,289	2,525
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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2016 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%	12,425	14,200	15,975	17,750	19,175	20,600	22,025	23,450	24,850	26,270	310	332	399	461	515	568
(Miami-Miami Beach- Kendall HMFA;	28%	13,916	15,904	17,892	19,880	21,476	23,072	24,668	26,264	27,832	29,422	347	372	447	516	576	636
Miami-Fort Lauderdale- Pompano Beach MSA)	30%	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140	29,820	31,524	372	399	479	553	618	682
	33%	16,401	18,744	21,087	23,430	25,311	27,192	29,073	30,954	32,802	34,676	410	439	527	609	679	750
	35%	17,395	19,880	22,365	24,850	26,845	28,840	30,835	32,830	34,790	36,778	434	465	559	646	721	795
	40%	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520	39,760	42,032	497	532	639	738	824	909
	45%	22,365	25,560	28,755	31,950	34,515	37,080	39,645	42,210	44,730	47,286	559	599	718	830	927	1,023
	50%	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	49,700	52,540	621	665	798	923	1,030	1,136
	60%	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280	59,640	63,048	745	798	958	1,107	1,236	1,364
Median: 48,100	80%	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040	79,520	84,064	994	1,065	1,278	1,477	1,648	1,819
	120%	59,640	68,160	76,680	85,200	92,040	98,880	105,720	112,560	119,280	126,096	1,491	1,597	1,917	2,215	2,472	2,728
	140%	69,580	79,520	89,460	99,400	107,380	115,360	123,340	131,320	139,160	147,112	1,739	1,863	2,236	2,584	2,884	3,183

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 3/28/2016

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**2016 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%	15,050	17,200	19,350	21,475	23,200	24,925	26,650	28,350	30,065	31,783	376	403	483	558	623	687
	28%	16,856	19,264	21,672	24,052	25,984	27,916	29,848	31,752	33,673	35,597	421	451	541	625	697	770
	30%	18,060	20,640	23,220	25,770	27,840	29,910	31,980	34,020	36,078	38,140	451	483	580	670	747	825
	33%	19,866	22,704	25,542	28,347	30,624	32,901	35,178	37,422	39,686	41,954	496	532	638	737	822	907
	35%	21,070	24,080	27,090	30,065	32,480	34,895	37,310	39,690	42,091	44,496	526	564	677	781	872	962
	40%	24,080	27,520	30,960	34,360	37,120	39,880	42,640	45,360	48,104	50,853	602	645	774	893	997	1,100
	45%	27,090	30,960	34,830	38,655	41,760	44,865	47,970	51,030	54,117	57,209	677	725	870	1,005	1,121	1,237
	50%	30,100	34,400	38,700	42,950	46,400	49,850	53,300	56,700	60,130	63,566	752	806	967	1,116	1,246	1,375
	60%	36,120	41,280	46,440	51,540	55,680	59,820	63,960	68,040	72,156	76,279	903	967	1,161	1,340	1,495	1,650
	80%	48,160	55,040	61,920	68,720	74,240	79,760	85,280	90,720	96,208	101,706	1,204	1,290	1,548	1,787	1,994	2,200
	120%	72,240	82,560	92,880	103,080	111,360	119,640	127,920	136,080	144,312	152,558	1,806	1,935	2,322	2,680	2,991	3,300
	140%	84,280	96,320	108,360	120,260	129,920	139,580	149,240	158,760	168,364	177,985	2,107	2,257	2,709	3,127	3,489	3,850
150%	90,300	103,200	116,100	128,850	139,200	149,550	159,900	170,100	180,390	190,698	2,257	2,418	2,902	3,350	3,738	4,125	
Median: 72,500																	
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2016)</i> <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	15,300	17,475	19,650	21,825	23,575	25,325	27,075	28,825	30,555	32,301	382	409	491	567	633	698
	28% - HS	17,136	19,572	22,008	24,444	26,404	28,364	30,324	32,284	34,222	36,177	428	458	550	635	709	782
	30% - HS	18,360	20,970	23,580	26,190	28,290	30,390	32,490	34,590	36,666	38,761	459	491	589	681	759	838
	33% - HS	20,196	23,067	25,938	28,809	31,119	33,429	35,739	38,049	40,333	42,637	504	540	648	749	835	922
	35% - HS	21,420	24,465	27,510	30,555	33,005	35,455	37,905	40,355	42,777	45,221	535	573	687	794	886	978
	40% - HS	24,480	27,960	31,440	34,920	37,720	40,520	43,320	46,120	48,888	51,682	612	655	786	908	1,013	1,118
	45% - HS	27,540	31,455	35,370	39,285	42,435	45,585	48,735	51,885	54,999	58,142	688	737	884	1,021	1,139	1,257
	50% - HS	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,650	61,110	64,602	765	819	982	1,135	1,266	1,397
60% - HS	36,720	41,940	47,160	52,380	56,580	60,780	64,980	69,180	73,332	77,522	918	983	1,179	1,362	1,519	1,677	

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	11,375	13,000	14,625	16,225	17,525	18,825	20,125	21,425	22,715	24,013	284	304	365	421	470	519
	28%	12,740	14,560	16,380	18,172	19,628	21,084	22,540	23,996	25,441	26,895	318	341	409	472	527	581
	30%	13,650	15,600	17,550	19,470	21,030	22,590	24,150	25,710	27,258	28,816	341	365	438	506	564	623
	33%	15,015	17,160	19,305	21,417	23,133	24,849	26,565	28,281	29,984	31,697	375	402	482	556	621	685
	35%	15,925	18,200	20,475	22,715	24,535	26,355	28,175	29,995	31,801	33,618	398	426	511	590	658	727
	40%	18,200	20,800	23,400	25,960	28,040	30,120	32,200	34,280	36,344	38,421	455	487	585	675	753	831
	45%	20,475	23,400	26,325	29,205	31,545	33,885	36,225	38,565	40,887	43,223	511	548	658	759	847	934
	50%	22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	45,430	48,026	568	609	731	843	941	1,038
	60%	27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	54,516	57,631	682	731	877	1,012	1,129	1,246
	Median: 64,900	80%	36,400	41,600	46,800	51,920	56,080	60,240	64,400	68,560	72,688	76,842	910	975	1,170	1,350	1,506
	120%	54,600	62,400	70,200	77,880	84,120	90,360	96,600	102,840	109,032	115,262	1,365	1,462	1,755	2,025	2,259	2,493
	140%	63,700	72,800	81,900	90,860	98,140	105,420	112,700	119,980	127,204	134,473	1,592	1,706	2,047	2,362	2,635	2,908
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

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 3/28/2016

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**2016 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%	11,150	12,750	14,350	15,925	17,200	18,475	19,750	21,025	22,295	23,569	278	298	358	414	461	509
	28%	12,488	14,280	16,072	17,836	19,264	20,692	22,120	23,548	24,970	26,397	312	334	401	463	517	570
	30%	13,380	15,300	17,220	19,110	20,640	22,170	23,700	25,230	26,754	28,283	334	358	430	496	554	611
	33%	14,718	16,830	18,942	21,021	22,704	24,387	26,070	27,753	29,429	31,111	367	394	473	546	609	672
	35%	15,610	17,850	20,090	22,295	24,080	25,865	27,650	29,435	31,213	32,997	390	418	502	579	646	713
	40%	17,840	20,400	22,960	25,480	27,520	29,560	31,600	33,640	35,672	37,710	446	478	574	662	739	815
	45%	20,070	22,950	25,830	28,665	30,960	33,255	35,550	37,845	40,131	42,424	501	537	645	745	831	917
	50%	22,300	25,500	28,700	31,850	34,400	36,950	39,500	42,050	44,590	47,138	557	597	717	828	923	1,019
	60%	26,760	30,600	34,440	38,220	41,280	44,340	47,400	50,460	53,508	56,566	669	717	861	993	1,108	1,223
	Median: 63,700	80%	35,680	40,800	45,920	50,960	55,040	59,120	63,200	67,280	71,344	75,421	892	956	1,148	1,325	1,478
	120%	53,520	61,200	68,880	76,440	82,560	88,680	94,800	100,920	107,016	113,131	1,338	1,434	1,722	1,987	2,217	2,446
	140%	62,440	71,400	80,360	89,180	96,320	103,460	110,600	117,740	124,852	131,986	1,561	1,673	2,009	2,318	2,586	2,854

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 44,300	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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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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**2016 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%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	55%	22,550	25,740	28,985	32,175	34,760	37,345	39,930	42,515	45,045	47,619	563	603	724	836	933	1,030
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
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
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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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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**2016 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%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358	1,499
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
	Median: 57,800																
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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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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**2016 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%	11,775	13,450	15,125	16,800	18,150	19,500	20,850	22,200	23,520	24,864	294	315	378	436	487	538
	28%	13,188	15,064	16,940	18,816	20,328	21,840	23,352	24,864	26,342	27,848	329	353	423	489	546	602
	30%	14,130	16,140	18,150	20,160	21,780	23,400	25,020	26,640	28,224	29,837	353	378	453	524	585	645
	33%	15,543	17,754	19,965	22,176	23,958	25,740	27,522	29,304	31,046	32,820	388	416	499	576	643	710
	35%	16,485	18,830	21,175	23,520	25,410	27,300	29,190	31,080	32,928	34,810	412	441	529	611	682	753
	40%	18,840	21,520	24,200	26,880	29,040	31,200	33,360	35,520	37,632	39,782	471	504	605	699	780	861
	45%	21,195	24,210	27,225	30,240	32,670	35,100	37,530	39,960	42,336	44,755	529	567	680	786	877	968
	50%	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	47,040	49,728	588	630	756	873	975	1,076
	60%	28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280	56,448	59,674	706	756	907	1,048	1,170	1,291
	80%	37,680	43,040	48,400	53,760	58,080	62,400	66,720	71,040	75,264	79,565	942	1,009	1,210	1,398	1,560	1,722
	120%	56,520	64,560	72,600	80,640	87,120	93,600	100,080	106,560	112,896	119,347	1,413	1,513	1,815	2,097	2,340	2,583
	140%	65,940	75,320	84,700	94,080	101,640	109,200	116,760	124,320	131,712	139,238	1,648	1,765	2,117	2,446	2,730	3,013
	Median: 65,400																
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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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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**2016 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
Pasco County (Tampa-St.Petersburg- Clearwater MSA)	25%	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	20,720	21,904	259	277	333	385	429	474
	28%	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896	23,206	24,532	290	311	373	431	480	530
	30%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	24,864	26,285	311	333	399	462	515	568
	33%	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806	27,350	28,913	342	366	439	508	566	625
	35%	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370	29,008	30,666	363	388	466	539	601	663
	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,152	35,046	415	444	533	616	687	758
	45%	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190	37,296	39,427	466	500	599	693	772	853
	50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,440	43,808	518	555	666	770	858	948
	60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,728	52,570	622	666	799	924	1,030	1,137
	Median: 59,200	80%	33,200	37,920	42,640	47,360	51,200	54,960	58,800	62,560	66,304	70,093	830	889	1,066	1,232	1,374
	120%	49,800	56,880	63,960	71,040	76,800	82,440	88,200	93,840	99,456	105,139	1,245	1,333	1,599	1,848	2,061	2,275
	140%	58,100	66,360	74,620	82,880	89,600	96,180	102,900	109,480	116,032	122,662	1,452	1,555	1,865	2,156	2,404	2,654
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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**2016 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%	8,300	9,480	10,660	11,840	12,800	13,740	14,700	15,640	16,576	17,523	207	222	266	308	343	379
	25%	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	20,720	21,904	259	277	333	385	429	474
	28%	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896	23,206	24,532	290	311	373	431	480	530
	30%	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	24,864	26,285	311	333	399	462	515	568
	33%	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806	27,350	28,913	342	366	439	508	566	625
	35%	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370	29,008	30,666	363	388	466	539	601	663
	40%	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,152	35,046	415	444	533	616	687	758
	45%	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190	37,296	39,427	466	500	599	693	772	853
	50%	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,440	43,808	518	555	666	770	858	948
	60%	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,728	52,570	622	666	799	924	1,030	1,137
Median: 59,200	80%	33,200	37,920	42,640	47,360	51,200	54,960	58,800	62,560	66,304	70,093	830	889	1,066	1,232	1,374	1,517
	120%	49,800	56,880	63,960	71,040	76,800	82,440	88,200	93,840	99,456	105,139	1,245	1,333	1,599	1,848	2,061	2,275
	140%	58,100	66,360	74,620	82,880	89,600	96,180	102,900	109,480	116,032	122,662	1,452	1,555	1,865	2,156	2,404	2,654
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

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**2016 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%	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%	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%	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%	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%	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%	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%	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%	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%	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
	Median: 51,800	80%	29,440	33,600	37,840	42,000	45,360	48,720	52,080	55,440	58,800	62,160	736	788	946	1,092	1,218
	120%	44,160	50,400	56,760	63,000	68,040	73,080	78,120	83,160	88,200	93,240	1,104	1,182	1,419	1,638	1,827	2,016
	140%	51,520	58,800	66,220	73,500	79,380	85,260	91,140	97,020	102,900	108,780	1,288	1,379	1,655	1,911	2,131	2,352
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

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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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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 44,500	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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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**2016 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%	11,375	13,000	14,625	16,225	17,525	18,825	20,125	21,425	22,715	24,013	284	304	365	421	470	519
	28%	12,740	14,560	16,380	18,172	19,628	21,084	22,540	23,996	25,441	26,895	318	341	409	472	527	581
	30%	13,650	15,600	17,550	19,470	21,030	22,590	24,150	25,710	27,258	28,816	341	365	438	506	564	623
	33%	15,015	17,160	19,305	21,417	23,133	24,849	26,565	28,281	29,984	31,697	375	402	482	556	621	685
	35%	15,925	18,200	20,475	22,715	24,535	26,355	28,175	29,995	31,801	33,618	398	426	511	590	658	727
	40%	18,200	20,800	23,400	25,960	28,040	30,120	32,200	34,280	36,344	38,421	455	487	585	675	753	831
	45%	20,475	23,400	26,325	29,205	31,545	33,885	36,225	38,565	40,887	43,223	511	548	658	759	847	934
	50%	22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850	45,430	48,026	568	609	731	843	941	1,038
	60%	27,300	31,200	35,100	38,940	42,060	45,180	48,300	51,420	54,516	57,631	682	731	877	1,012	1,129	1,246
	Median: 64,900	80%	36,400	41,600	46,800	51,920	56,080	60,240	64,400	68,560	72,688	76,842	910	975	1,170	1,350	1,506
	120%	54,600	62,400	70,200	77,880	84,120	90,360	96,600	102,840	109,032	115,262	1,365	1,462	1,755	2,025	2,259	2,493
	140%	63,700	72,800	81,900	90,860	98,140	105,420	112,700	119,980	127,204	134,473	1,592	1,706	2,047	2,362	2,635	2,908
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

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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**2016 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%	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	19,705	20,831	246	264	316	366	408	450
	28%	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832	22,070	23,331	276	296	354	410	457	505
	30%	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320	23,646	24,997	296	317	380	439	490	541
	33%	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552	26,011	27,497	325	348	418	483	539	595
	35%	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040	27,587	29,163	345	370	443	512	572	631
	40%	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760	31,528	33,330	395	423	507	586	654	721
	45%	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480	35,469	37,496	444	475	570	659	735	811
	50%	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	39,410	41,662	493	528	633	732	817	901
	60%	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	47,292	49,994	592	634	760	879	981	1,082
	Median: 56,300	80%	31,600	36,080	40,560	45,040	48,720	52,320	55,920	59,520	63,056	66,659	790	846	1,014	1,172	1,308
	120%	47,400	54,120	60,840	67,560	73,080	78,480	83,880	89,280	94,584	99,989	1,185	1,269	1,521	1,758	1,962	2,164
	140%	55,300	63,140	70,980	78,820	85,260	91,560	97,860	104,160	110,348	116,654	1,382	1,480	1,774	2,051	2,289	2,525
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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	10,450	11,925	13,425	14,900	16,100	17,300	18,500	19,675	20,860	22,052	261	279	335	387	432	477
	28%	11,704	13,356	15,036	16,688	18,032	19,376	20,720	22,036	23,363	24,698	292	313	375	434	484	534
	30%	12,540	14,310	16,110	17,880	19,320	20,760	22,200	23,610	25,032	26,462	313	335	402	465	519	572
	33%	13,794	15,741	17,721	19,668	21,252	22,836	24,420	25,971	27,535	29,109	344	369	443	511	570	629
	35%	14,630	16,695	18,795	20,860	22,540	24,220	25,900	27,545	29,204	30,873	365	391	469	542	605	668
	40%	16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480	33,376	35,283	418	447	537	620	692	763
	45%	18,810	21,465	24,165	26,820	28,980	31,140	33,300	35,415	37,548	39,694	470	503	604	697	778	858
	50%	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	41,720	44,104	522	559	671	775	865	954
	60%	25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	50,064	52,925	627	671	805	930	1,038	1,145
	Median: 59,600	80%	33,440	38,160	42,960	47,680	51,520	55,360	59,200	62,960	66,752	70,566	836	895	1,074	1,240	1,384
	120%	50,160	57,240	64,440	71,520	77,280	83,040	88,800	94,440	100,128	105,850	1,254	1,342	1,611	1,860	2,076	2,290
	140%	58,520	66,780	75,180	83,440	90,160	96,880	103,600	110,180	116,816	123,491	1,463	1,566	1,879	2,170	2,422	2,672

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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**2016 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%	10,850	12,400	13,950	15,475	16,725	17,975	19,200	20,450	21,665	22,903	271	290	348	402	449	495
	28%	12,152	13,888	15,624	17,332	18,732	20,132	21,504	22,904	24,265	25,651	303	325	390	450	503	555
	30%	13,020	14,880	16,740	18,570	20,070	21,570	23,040	24,540	25,998	27,484	325	348	418	483	539	594
	33%	14,322	16,368	18,414	20,427	22,077	23,727	25,344	26,994	28,598	30,232	358	383	460	531	593	654
	35%	15,190	17,360	19,530	21,665	23,415	25,165	26,880	28,630	30,331	32,064	379	406	488	563	629	693
	40%	17,360	19,840	22,320	24,760	26,760	28,760	30,720	32,720	34,664	36,645	434	465	558	644	719	793
	45%	19,530	22,320	25,110	27,855	30,105	32,355	34,560	36,810	38,997	41,225	488	523	627	724	808	892
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	60%	26,040	29,760	33,480	37,140	40,140	43,140	46,080	49,080	51,996	54,967	651	697	837	966	1,078	1,189
	80%	34,720	39,680	44,640	49,520	53,520	57,520	61,440	65,440	69,328	73,290	868	930	1,116	1,288	1,438	1,586
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
	Median: 61,900																
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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**2016 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%	10,250	11,700	13,175	14,625	15,800	16,975	18,150	19,325	20,475	21,645	256	274	329	380	424	468
	28%	11,480	13,104	14,756	16,380	17,696	19,012	20,328	21,644	22,932	24,242	287	307	368	425	475	524
	30%	12,300	14,040	15,810	17,550	18,960	20,370	21,780	23,190	24,570	25,974	307	329	395	456	509	562
	33%	13,530	15,444	17,391	19,305	20,856	22,407	23,958	25,509	27,027	28,571	338	362	434	502	560	618
	35%	14,350	16,380	18,445	20,475	22,120	23,765	25,410	27,055	28,665	30,303	358	384	461	532	594	655
	40%	16,400	18,720	21,080	23,400	25,280	27,160	29,040	30,920	32,760	34,632	410	439	527	608	679	749
	45%	18,450	21,060	23,715	26,325	28,440	30,555	32,670	34,785	36,855	38,961	461	493	592	684	763	843
	50%	20,500	23,400	26,350	29,250	31,600	33,950	36,300	38,650	40,950	43,290	512	548	658	760	848	936
	60%	24,600	28,080	31,620	35,100	37,920	40,740	43,560	46,380	49,140	51,948	615	658	790	912	1,018	1,124
	Median: 57,800	80%	32,800	37,440	42,160	46,800	50,560	54,320	58,080	61,840	65,520	69,264	820	878	1,054	1,217	1,358
	120%	49,200	56,160	63,240	70,200	75,840	81,480	87,120	92,760	98,280	103,896	1,230	1,317	1,581	1,825	2,037	2,248
	140%	57,400	65,520	73,780	81,900	88,480	95,060	101,640	108,220	114,660	121,212	1,435	1,536	1,844	2,129	2,376	2,623
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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**2016 Income Limits and Rent Limits
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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 (Villages 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
	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	1,524
	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
HERA Special Limits per Section 142(d)(2)(E) <i>(est. 2016)</i>	25% - HS	10,875	12,425	13,975	15,525	16,775	18,025	19,275	20,500	21,735	22,977	271	291	349	403	450	497
	28% - HS	12,180	13,916	15,652	17,388	18,788	20,188	21,588	22,960	24,343	25,734	304	326	391	452	504	556
	30% - HS	13,050	14,910	16,770	18,630	20,130	21,630	23,130	24,600	26,082	27,572	326	349	419	484	540	596
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	14,355	16,401	18,447	20,493	22,143	23,793	25,443	27,060	28,690	30,330	358	384	461	532	594	656
	35% - HS	15,225	17,395	19,565	21,735	23,485	25,235	26,985	28,700	30,429	32,168	380	407	489	565	630	696
	40% - HS	17,400	19,880	22,360	24,840	26,840	28,840	30,840	32,800	34,776	36,763	435	466	559	646	721	795
	45% - HS	19,575	22,365	25,155	27,945	30,195	32,445	34,695	36,900	39,123	41,359	489	524	628	726	811	894
	50% - HS	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000	43,470	45,954	543	582	698	807	901	994
	60% - HS	26,100	29,820	33,540	37,260	40,260	43,260	46,260	49,200	52,164	55,145	652	699	838	969	1,081	1,193
Median: 62,100																	

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before 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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 44,900	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
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

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 3/28/2016

FHFC Posted : 3/31/2016

**2016 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%	7,950	9,100	10,225	11,350	12,275	13,175	14,075	15,000	15,890	16,798	198	213	255	295	329	363
	28%	8,904	10,192	11,452	12,712	13,748	14,756	15,764	16,800	17,797	18,814	222	238	286	330	368	407
	30%	9,540	10,920	12,270	13,620	14,730	15,810	16,890	18,000	19,068	20,158	238	255	306	354	395	436
	33%	10,494	12,012	13,497	14,982	16,203	17,391	18,579	19,800	20,975	22,173	262	281	337	389	434	479
	35%	11,130	12,740	14,315	15,890	17,185	18,445	19,705	21,000	22,246	23,517	278	298	357	413	461	508
	40%	12,720	14,560	16,360	18,160	19,640	21,080	22,520	24,000	25,424	26,877	318	341	409	472	527	581
	45%	14,310	16,380	18,405	20,430	22,095	23,715	25,335	27,000	28,602	30,236	357	383	460	531	592	654
	50%	15,900	18,200	20,450	22,700	24,550	26,350	28,150	30,000	31,780	33,596	397	426	511	590	658	726
	60%	19,080	21,840	24,540	27,240	29,460	31,620	33,780	36,000	38,136	40,315	477	511	613	708	790	872
	Median: 43,800	80%	25,440	29,120	32,720	36,320	39,280	42,160	45,040	48,000	50,848	53,754	636	682	818	945	1,054
	120%	38,160	43,680	49,080	54,480	58,920	63,240	67,560	72,000	76,272	80,630	954	1,023	1,227	1,417	1,581	1,744
	140%	44,520	50,960	57,260	63,560	68,740	73,780	78,820	84,000	88,984	94,069	1,113	1,193	1,431	1,653	1,844	2,035
HERA Special Limits	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
per Section 142(d)(2)(E)	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
<i>(est. 2009)</i>	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
<i>For use by projects that</i>	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
<i>placed in service at least</i>	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
<i>one building on or</i>	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
<i>before 12/31/2008</i>	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

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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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%	9,250	10,575	11,900	13,200	14,275	15,325	16,375	17,425	18,480	19,536	231	247	297	343	383	422
	28%	10,360	11,844	13,328	14,784	15,988	17,164	18,340	19,516	20,698	21,880	259	277	333	384	429	473
	30%	11,100	12,690	14,280	15,840	17,130	18,390	19,650	20,910	22,176	23,443	277	297	357	412	459	507
	33%	12,210	13,959	15,708	17,424	18,843	20,229	21,615	23,001	24,394	25,788	305	327	392	453	505	557
	35%	12,950	14,805	16,660	18,480	19,985	21,455	22,925	24,395	25,872	27,350	323	346	416	480	536	591
	40%	14,800	16,920	19,040	21,120	22,840	24,520	26,200	27,880	29,568	31,258	370	396	476	549	613	676
	45%	16,650	19,035	21,420	23,760	25,695	27,585	29,475	31,365	33,264	35,165	416	446	535	618	689	760
	50%	18,500	21,150	23,800	26,400	28,550	30,650	32,750	34,850	36,960	39,072	462	495	595	686	766	845
	60%	22,200	25,380	28,560	31,680	34,260	36,780	39,300	41,820	44,352	46,886	555	594	714	824	919	1,014
	Median: 49,600	80%	29,600	33,840	38,080	42,240	45,680	49,040	52,400	55,760	59,136	62,515	740	793	952	1,099	1,226
	120%	44,400	50,760	57,120	63,360	68,520	73,560	78,600	83,640	88,704	93,773	1,110	1,189	1,428	1,648	1,839	2,028
	140%	51,800	59,220	66,640	73,920	79,940	85,820	91,700	97,580	103,488	109,402	1,295	1,387	1,666	1,923	2,145	2,366
HERA Special Limits	25% - HS	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
per Section 142(d)(2)(E)	28% - HS	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
<i>(est. 2015)</i>	30% - HS	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
<i>For use by projects that</i>	33% - HS	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
<i>placed in service at least</i>	35% - HS	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
<i>one building on or</i>	40% - HS	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
<i>before 12/31/2008</i>	45% - HS	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% - HS	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% - HS	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

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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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**2016 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%	9,150	10,450	11,750	13,050	14,100	15,150	16,200	17,250	18,270	19,314	228	245	293	339	378	418
	28%	10,248	11,704	13,160	14,616	15,792	16,968	18,144	19,320	20,462	21,632	256	274	329	380	424	468
	30%	10,980	12,540	14,100	15,660	16,920	18,180	19,440	20,700	21,924	23,177	274	294	352	407	454	501
	33%	12,078	13,794	15,510	17,226	18,612	19,998	21,384	22,770	24,116	25,494	301	323	387	447	499	551
	35%	12,810	14,630	16,450	18,270	19,740	21,210	22,680	24,150	25,578	27,040	320	343	411	475	530	585
	40%	14,640	16,720	18,800	20,880	22,560	24,240	25,920	27,600	29,232	30,902	366	392	470	543	606	669
	45%	16,470	18,810	21,150	23,490	25,380	27,270	29,160	31,050	32,886	34,765	411	441	528	610	681	752
	50%	18,300	20,900	23,500	26,100	28,200	30,300	32,400	34,500	36,540	38,628	457	490	587	678	757	836
	60%	21,960	25,080	28,200	31,320	33,840	36,360	38,880	41,400	43,848	46,354	549	588	705	814	909	1,003
	Median: 51,400	80%	29,280	33,440	37,600	41,760	45,120	48,480	51,840	55,200	58,464	61,805	732	784	940	1,086	1,212
	120%	43,920	50,160	56,400	62,640	67,680	72,720	77,760	82,800	87,696	92,707	1,098	1,176	1,410	1,629	1,818	2,007
	140%	51,240	58,520	65,800	73,080	78,960	84,840	90,720	96,600	102,312	108,158	1,281	1,372	1,645	1,900	2,121	2,341
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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**2016 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%	10,875	12,425	13,975	15,525	16,775	18,025	19,275	20,500	21,735	22,977	271	291	349	403	450	497
	28%	12,180	13,916	15,652	17,388	18,788	20,188	21,588	22,960	24,343	25,734	304	326	391	452	504	556
	30%	13,050	14,910	16,770	18,630	20,130	21,630	23,130	24,600	26,082	27,572	326	349	419	484	540	596
	33%	14,355	16,401	18,447	20,493	22,143	23,793	25,443	27,060	28,690	30,330	358	384	461	532	594	656
	35%	15,225	17,395	19,565	21,735	23,485	25,235	26,985	28,700	30,429	32,168	380	407	489	565	630	696
	40%	17,400	19,880	22,360	24,840	26,840	28,840	30,840	32,800	34,776	36,763	435	466	559	646	721	795
	45%	19,575	22,365	25,155	27,945	30,195	32,445	34,695	36,900	39,123	41,359	489	524	628	726	811	894
	50%	21,750	24,850	27,950	31,050	33,550	36,050	38,550	41,000	43,470	45,954	543	582	698	807	901	994
	60%	26,100	29,820	33,540	37,260	40,260	43,260	46,260	49,200	52,164	55,145	652	699	838	969	1,081	1,193
	Median: 61,500	80%	34,800	39,760	44,720	49,680	53,680	57,680	61,680	65,600	69,552	73,526	870	932	1,118	1,292	1,442
	120%	52,200	59,640	67,080	74,520	80,520	86,520	92,520	98,400	104,328	110,290	1,305	1,398	1,677	1,938	2,163	2,386
	140%	60,900	69,580	78,260	86,940	93,940	100,940	107,940	114,800	121,716	128,671	1,522	1,631	1,956	2,261	2,523	2,784
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 3/28/2016
 FHFC Posted : 3/31/2016

**2016 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 (Walton County HMFA; Crestview-Fort Walton Beach- Destin 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. 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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**2016 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%	8,125	9,275	10,425	11,575	12,525	13,450	14,375	15,300	16,205	17,131	203	217	260	301	336	370
	28%	9,100	10,388	11,676	12,964	14,028	15,064	16,100	17,136	18,150	19,187	227	243	291	337	376	415
	30%	9,750	11,130	12,510	13,890	15,030	16,140	17,250	18,360	19,446	20,557	243	261	312	361	403	445
	33%	10,725	12,243	13,761	15,279	16,533	17,754	18,975	20,196	21,391	22,613	268	287	344	397	443	489
	35%	11,375	12,985	14,595	16,205	17,535	18,830	20,125	21,420	22,687	23,983	284	304	364	421	470	519
	40%	13,000	14,840	16,680	18,520	20,040	21,520	23,000	24,480	25,928	27,410	325	348	417	482	538	593
	45%	14,625	16,695	18,765	20,835	22,545	24,210	25,875	27,540	29,169	30,836	365	391	469	542	605	667
	50%	16,250	18,550	20,850	23,150	25,050	26,900	28,750	30,600	32,410	34,262	406	435	521	602	672	741
	60%	19,500	22,260	25,020	27,780	30,060	32,280	34,500	36,720	38,892	41,114	487	522	625	723	807	890
	Median: 46,300	80%	26,000	29,680	33,360	37,040	40,080	43,040	46,000	48,960	51,856	54,819	650	696	834	964	1,076
	120%	39,000	44,520	50,040	55,560	60,120	64,560	69,000	73,440	77,784	82,229	975	1,044	1,251	1,446	1,614	1,780
	140%	45,500	51,940	58,380	64,820	70,140	75,320	80,500	85,680	90,748	95,934	1,137	1,218	1,459	1,687	1,883	2,077
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

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**2016 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
 National Nonmetropolitan Income Limits for USDA Eligible Rural Addresses
 Multifamily Rental Programs -- Except MMRB, HOME and SHIP
 Determined in accordance with Section 42(i)(8)**

USDA-Eligible Rural Addresses per Section 42(i)(8)	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
25% - R	9,325	10,650	12,000	13,325	14,400	15,450	16,525	17,600	18,655	19,721	233	249	300	346	386	426	
28% - R	10,444	11,928	13,440	14,924	16,128	17,304	18,508	19,712	20,894	22,088	261	279	336	388	432	477	
30% - R	11,190	12,780	14,400	15,990	17,280	18,540	19,830	21,120	22,386	23,665	279	299	360	415	463	511	
33% - R	12,309	14,058	15,840	17,589	19,008	20,394	21,813	23,232	24,625	26,032	307	329	396	457	509	563	
35% - R	13,055	14,910	16,800	18,655	20,160	21,630	23,135	24,640	26,117	27,609	326	349	420	485	540	597	
40% - R	14,920	17,040	19,200	21,320	23,040	24,720	26,440	28,160	29,848	31,554	373	399	480	554	618	682	
45% - R	16,785	19,170	21,600	23,985	25,920	27,810	29,745	31,680	33,579	35,498	419	449	540	623	695	767	
50% - R	18,650	21,300	24,000	26,650	28,800	30,900	33,050	35,200	37,310	39,442	466	499	600	693	772	853	
60% - R	22,380	25,560	28,800	31,980	34,560	37,080	39,660	42,240	44,772	47,330	559	599	720	831	927	1,023	

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**2016 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	80%	48,560
(Gainesville MSA)	150%	91,050
Broward County	80%	58,000
(Fort Lauderdale HMFA)	150%	108,750
Hillsborough County	80%	47,360
(Tampa-St. Petersburg MSA)	150%	88,800
Lee County	80%	45,120
(Cape Coral-Fort Myers MSA)	150%	85,800
Orange County	80%	46,800
(Orlando MSA)	150%	87,750
Volusia County	80%	41,760
(Deltona-Daytona Beach MSA)	150%	85,800