

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Daytona Beach MSA (Flagler/Volusia)	30%	9,800	11,200	12,600	14,000	15,150	16,250	17,350	18,500	30,355	37,350	77,700
	33%	10,791	12,342	13,860	15,411	16,632	17,886	19,107	20,328			
	35%	11,445	13,090	14,700	16,345	17,640	18,970	20,265	21,560			
	40%	13,080	14,960	16,800	18,680	20,160	21,680	23,160	24,640			
	45%	14,715	16,830	18,900	21,015	22,680	24,390	26,055	27,720			
	50%	16,350	18,700	21,000	23,350	25,200	27,100	28,950	30,800			
	55%	17,985	20,570	23,100	25,685	27,720	29,810	31,845	33,880			
	60%	19,620	22,440	25,200	28,020	30,240	32,520	34,740	36,960			
Median: 46,700	80%	26,150	29,900	33,600	37,350	40,350	43,350	46,350	49,300			
	120%	39,240	44,880	50,400	56,040	60,480	65,040	69,480	73,920			
Fort Lauderdale PMSA (Broward)	25%	10,525	12,050	13,550	15,050	16,250	17,450	18,650	19,875	39,130	48,150	90,300
	30%	12,650	14,450	16,250	18,050	19,500	20,950	22,400	23,850			
	35%	14,735	16,870	18,970	21,070	22,750	24,430	26,110	27,825			
	40%	16,840	19,280	21,680	24,080	26,000	27,920	29,840	31,800			
	45%	18,945	21,690	24,390	27,090	29,250	31,410	33,570	35,775			
	50%	21,050	24,100	27,100	30,100	32,500	34,900	37,300	39,750			
	55%	23,155	26,510	29,810	33,110	35,750	38,390	41,030	43,725			
	60%	25,260	28,920	32,520	36,120	39,000	41,880	44,760	47,700			
Median: 60,200	80%	33,700	38,550	43,350	48,150	52,000	55,850	59,700	63,550			
	120%	50,520	57,840	65,040	72,240	78,000	83,760	89,520	95,400			
Fort Myers-Cape Coral MSA (Lee)	30%	10,950	12,500	14,050	15,650	16,900	18,150	19,400	20,650	33,865	41,700	78,150
	35%	12,775	14,595	16,415	18,235	19,705	21,140	22,610	24,080			
	40%	14,600	16,680	18,760	20,840	22,520	24,160	25,840	27,520			
	45%	16,425	18,765	21,105	23,445	25,335	27,180	29,070	30,960			
	50%	18,250	20,850	23,450	26,050	28,150	30,200	32,300	34,400			
	55%	20,075	22,935	25,795	28,655	30,965	33,220	35,530	37,840			
	60%	21,900	25,020	28,140	31,260	33,780	36,240	38,760	41,280			
	Median: 52,100	80%	29,200	33,350	37,500	41,700	45,000	48,350	51,700			
	120%	43,800	50,040	56,280	62,520	67,560	72,480	77,520	82,560			

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Exhibit A

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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
34,060	41,900	78,600
32,760	40,300	77,700
31,265	38,500	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fort Pierce-Port Lucie MSA (Martin/Saint Lucie)	28%	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376
	30%	11,000	12,600	14,150	15,700	17,000	18,250	19,500	20,750
	35%	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220
	40%	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680
	45%	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140
	50%	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600
	55%	20,185	23,045	25,960	28,820	31,130	33,440	35,750	38,060
	60%	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520
	Median: 52,400	80%	29,350	33,550	37,750	41,900	45,250	48,650	52,000
	120%	44,040	50,280	56,640	62,880	67,920	72,960	78,000	83,040
Fort Walton Beach MSA (Okaloosa)	30%	10,600	12,100	13,600	15,100	16,350	17,550	18,750	19,950
	35%	12,355	14,105	15,890	17,640	19,040	20,475	21,875	23,275
	40%	14,120	16,120	18,160	20,160	21,760	23,400	25,000	26,600
	45%	15,885	18,135	20,430	22,680	24,480	26,325	28,125	29,925
	50%	17,650	20,150	22,700	25,200	27,200	29,250	31,250	33,250
	55%	19,415	22,165	24,970	27,720	29,920	32,175	34,375	36,575
	60%	21,180	24,180	27,240	30,240	32,640	35,100	37,500	39,900
	80%	28,200	32,250	36,300	40,300	43,550	46,750	50,000	53,200
	Median: 50,400	120%	42,360	48,360	54,480	60,480	65,280	70,200	75,000
Gainesville MSA (Alachua)	30%	10,100	11,550	13,000	14,450	15,600	16,750	17,900	19,050
	33%	11,121	12,705	14,289	15,873	17,127	18,414	19,668	20,955
	35%	11,795	13,475	15,155	16,835	18,165	19,530	20,860	22,225
	40%	13,480	15,400	17,320	19,240	20,760	22,320	23,840	25,400
	45%	15,165	17,325	19,485	21,645	23,355	25,110	26,820	28,575
	50%	16,850	19,250	21,650	24,050	25,950	27,900	29,800	31,750
	55%	18,535	21,175	23,815	26,455	28,545	30,690	32,780	34,925
	60%	20,220	23,100	25,980	28,860	31,140	33,480	35,760	38,100
	Median: 48,100	80%	26,950	30,800	34,650	38,500	41,550	44,650	47,700
	120%	40,440	46,200	51,960	57,720	62,280	66,960	71,520	76,200

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Exhibit A

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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
36,140	44,500	83,400
30,550	37,600	77,700
34,385	42,300	79,350

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Jacksonville MSA (Clay/Duval/ Nassau/Saint Johns)	28%	10,892	12,460	14,000	15,568	16,800	18,060	19,292	20,552
	30%	11,700	13,350	15,000	16,700	18,000	19,350	20,700	22,000
	35%	13,615	15,575	17,500	19,460	21,000	22,575	24,115	25,690
	40%	15,560	17,800	20,000	22,240	24,000	25,800	27,560	29,360
	45%	17,505	20,025	22,500	25,020	27,000	29,025	31,005	33,030
	50%	19,450	22,250	25,000	27,800	30,000	32,250	34,450	36,700
	55%	21,395	24,475	27,500	30,580	33,000	35,475	37,895	40,370
	60%	23,340	26,700	30,000	33,360	36,000	38,700	41,340	44,040
	Median: 55,600	80%	31,150	35,600	40,050	44,500	48,050	51,600	55,150
	120%	46,680	53,400	60,000	66,720	72,000	77,400	82,680	88,080
Lakeland-Winter Haven MSA (Polk)	30%	9,850	11,300	12,700	14,100	15,250	16,350	17,500	18,600
	33%	10,857	12,408	13,959	15,510	16,764	17,985	19,239	20,460
	35%	11,515	13,160	14,805	16,450	17,780	19,075	20,405	21,700
	40%	13,160	15,040	16,920	18,800	20,320	21,800	23,320	24,800
	45%	14,805	16,920	19,035	21,150	22,860	24,525	26,235	27,900
	50%	16,450	18,800	21,150	23,500	25,400	27,250	29,150	31,000
	55%	18,095	20,680	23,265	25,850	27,940	29,975	32,065	34,100
	60%	19,740	22,560	25,380	28,200	30,480	32,700	34,980	37,200
	Median: 47,000	80%	26,300	30,100	33,850	37,600	40,600	43,600	46,600
	120%	39,480	45,120	50,760	56,400	60,960	65,400	69,960	74,400
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	10,360	11,844	13,328	14,812	15,988	17,192	18,368	19,544
	30%	11,100	12,700	14,300	15,850	17,150	18,400	19,700	20,950
	35%	12,950	14,805	16,660	18,515	19,985	21,490	22,960	24,430
	40%	14,800	16,920	19,040	21,160	22,840	24,560	26,240	27,920
	45%	16,650	19,035	21,420	23,805	25,695	27,630	29,520	31,410
	50%	18,500	21,150	23,800	26,450	28,550	30,700	32,800	34,900
	55%	20,350	23,265	26,180	29,095	31,405	33,770	36,080	38,390
	60%	22,200	25,380	28,560	31,740	34,260	36,840	39,360	41,880
	Median: 52,900	80%	29,600	33,850	38,100	42,300	45,700	49,100	52,500
	120%	44,400	50,760	57,120	63,480	68,520	73,680	78,720	83,760

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Exhibit A

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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Miami PMSA (Dade)	30%	10,100	11,550	13,000	14,450	15,600	16,750	17,950	19,100	31,330	38,550	77,700
	33%	11,121	12,738	14,322	15,906	17,193	18,447	19,734	20,988			
	35%	11,795	13,510	15,190	16,870	18,235	19,565	20,930	22,260			
	40%	13,480	15,440	17,360	19,280	20,840	22,360	23,920	25,440			
	45%	15,165	17,370	19,530	21,690	23,445	25,155	26,910	28,620			
	50%	16,850	19,300	21,700	24,100	26,050	27,950	29,900	31,800			
	55%	18,535	21,230	23,870	26,510	28,655	30,745	32,890	34,980			
	60%	20,220	23,160	26,040	28,920	31,260	33,540	35,880	38,160			
	Median: 48,200	80%	27,000	30,850	34,700	38,550	41,650	44,750	47,800			
	120%	40,440	46,320	52,080	57,840	62,520	67,080	71,760	76,320			
Naples MSA (Collier)	25%	12,225	13,950	15,700	17,450	18,850	20,250	21,650	23,025	40,833	41,880	77,700
	30%	14,650	16,750	18,850	20,950	22,600	24,300	25,950	27,650			
	35%	17,115	19,530	21,980	24,430	26,390	28,350	30,310	32,235			
	40%	19,560	22,320	25,120	27,920	30,160	32,400	34,640	36,840			
	45%	22,005	25,110	28,260	31,410	33,930	36,450	38,970	41,445			
	50%	24,450	27,900	31,400	34,900	37,700	40,500	43,300	46,050			
	55%	26,895	30,690	34,540	38,390	41,470	44,550	47,630	50,655			
	60%	29,340	33,480	37,680	41,880	45,240	48,600	51,960	55,260			
	Median: 69,800	80%	38,100	43,500	48,950	54,400	58,750	63,100	67,450			
	120%	58,680	66,960	75,360	83,760	90,480	97,200	103,920	110,520			
Ocala MSA (Marion)	30%	8,750	10,000	11,250	12,500	13,500	14,500	15,500	16,450	27,040	33,300	77,700
	35%	10,185	11,655	13,090	14,560	15,715	16,905	18,060	19,215			
	40%	11,640	13,320	14,960	16,640	17,960	19,320	20,640	21,960			
	45%	13,095	14,985	16,830	18,720	20,205	21,735	23,220	24,705			
	50%	14,550	16,650	18,700	20,800	22,450	24,150	25,800	27,450			
	55%	16,005	18,315	20,570	22,880	24,695	26,565	28,380	30,195			
	60%	17,460	19,980	22,440	24,960	26,940	28,980	30,960	32,940			
	80%	23,300	26,600	29,950	33,300	35,950	38,600	41,250	43,950			
	Median: 41,600	120%	34,920	39,960	44,880	49,920	53,880	57,960	61,920			

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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)	
		1	2	3	4	5	6	7	8	65%	80%		
Orlando MSA (Lake/Orange/ Osceola/Seminole)	28%	10,724	12,264	13,776	15,316	16,548	17,780	18,984	20,216	35,555	43,750	82,050	
	30%	11,500	13,150	14,750	16,400	17,700	19,050	20,350	21,650				
	35%	13,405	15,330	17,220	19,145	20,685	22,225	23,730	25,270				
	40%	15,320	17,520	19,680	21,880	23,640	25,400	27,120	28,880				
	45%	17,235	19,710	22,140	24,615	26,595	28,575	30,510	32,490				
	50%	19,150	21,900	24,600	27,350	29,550	31,750	33,900	36,100				
	55%	21,065	24,090	27,060	30,085	32,505	34,925	37,290	39,710				
	60%	22,980	26,280	29,520	32,820	35,460	38,100	40,680	43,320				
Median: 54,700	80%	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750				
	120%	45,960	52,560	59,040	65,640	70,920	76,200	81,360	86,640				
Panama City MSA (Bay)	30%	9,700	11,100	12,500	13,900	15,000	16,100	17,200	18,350	30,095	37,050	77,700	
	33%	10,692	12,210	13,761	15,279	16,500	17,721	18,942	20,163				
	35%	11,340	12,950	14,595	16,205	17,500	18,795	20,090	21,385				
	40%	12,960	14,800	16,680	18,520	20,000	21,480	22,960	24,440				
	45%	14,580	16,650	18,765	20,835	22,500	24,165	25,830	27,495				
	50%	16,200	18,500	20,850	23,150	25,000	26,850	28,700	30,550				
	55%	17,820	20,350	22,935	25,465	27,500	29,535	31,570	33,605				
	60%	19,440	22,200	25,020	27,780	30,000	32,220	34,440	36,660				
Median: 46,300	80%	25,950	29,650	33,350	37,050	40,000	42,950	45,950	48,900				
	120%	38,880	44,400	50,040	55,560	60,000	64,440	68,880	73,320				
Pensacola MSA (Escambia/Santa Rosa)	30%	9,500	10,850	12,250	13,600	14,700	15,750	16,850	17,950	29,445	36,250	77,700	
	33%	10,461	11,946	13,464	14,949	16,137	17,325	18,546	19,734				
	35%	11,095	12,670	14,280	15,855	17,115	18,375	19,670	20,930				
	40%	12,680	14,480	16,320	18,120	19,560	21,000	22,480	23,920				
	45%	14,265	16,290	18,360	20,385	22,005	23,625	25,290	26,910				
	50%	15,850	18,100	20,400	22,650	24,450	26,250	28,100	29,900				
	55%	17,435	19,910	22,440	24,915	26,895	28,875	30,910	32,890				
	60%	19,020	21,720	24,480	27,180	29,340	31,500	33,720	35,880				
	Median: 45,300	80%	25,350	29,000	32,600	36,250	39,150	42,050	44,950				47,850
		120%	38,040	43,440	48,960	54,360	58,680	63,000	67,440				71,760

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 2002 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Punta Gorda MSA (Charlotte)	30%	9,450	10,800	12,100	13,450	14,550	15,650	16,700	17,800	29,185	35,900	77,700
	33%	10,362	11,847	13,332	14,817	16,005	17,193	18,381	19,569			
	35%	10,990	12,565	14,140	15,715	16,975	18,235	19,495	20,755			
	40%	12,560	14,360	16,160	17,960	19,400	20,840	22,280	23,720			
	45%	14,130	16,155	18,180	20,205	21,825	23,445	25,065	26,685			
	50%	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650			
	55%	17,270	19,745	22,220	24,695	26,675	28,655	30,635	32,615			
	60%	18,840	21,540	24,240	26,940	29,100	31,260	33,420	35,580			
	Median: 44,900	80%	25,150	28,750	32,350	35,900	38,800	41,650	44,550			
	120%	37,680	43,080	48,480	53,880	58,200	62,520	66,840	71,160			
Sarasota-Bradenton MSA (Manatee/Sarasota)	30%	11,200	12,800	14,400	16,000	17,300	18,600	19,850	21,150	34,710	42,700	80,100
	35%	13,090	14,945	16,835	18,690	20,195	21,665	23,170	24,675			
	40%	14,960	17,080	19,240	21,360	23,080	24,760	26,480	28,200			
	45%	16,830	19,215	21,645	24,030	25,965	27,855	29,790	31,725			
	50%	18,700	21,350	24,050	26,700	28,850	30,950	33,100	35,250			
	55%	20,570	23,485	26,455	29,370	31,735	34,045	36,410	38,775			
	60%	22,440	25,620	28,860	32,040	34,620	37,140	39,720	42,300			
	80%	29,900	34,200	38,450	42,700	46,150	49,550	52,950	56,400			
	Median: 53,400	120%	44,880	51,240	57,720	64,080	69,240	74,280	79,440			
Tallahassee MSA (Gadsden/Leon)	28%	11,200	12,824	14,420	16,016	17,304	18,592	19,852	21,140	37,180	45,750	85,800
	30%	12,000	13,750	15,450	17,150	18,550	19,900	21,300	22,650			
	35%	14,000	16,030	18,025	20,020	21,630	23,240	24,815	26,425			
	40%	16,000	18,320	20,600	22,880	24,720	26,560	28,360	30,200			
	45%	18,000	20,610	23,175	25,740	27,810	29,880	31,905	33,975			
	50%	20,000	22,900	25,750	28,600	30,900	33,200	35,450	37,750			
	55%	22,000	25,190	28,325	31,460	33,990	36,520	38,995	41,525			
	60%	24,000	27,480	30,900	34,320	37,080	39,840	42,540	45,300			
	Median: 57,200	80%	32,050	36,600	41,200	45,750	49,400	53,100	56,750			
	120%	48,000	54,960	61,800	68,640	74,160	79,680	85,080	90,600			

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Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
32,825	40,400	77,700
40,820	50,250	94,200
28,275	34,800	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	30%	10,600	12,100	13,650	15,150	16,350	17,550	18,800	20,000
	35%	12,390	14,140	15,925	17,675	19,075	20,510	21,910	23,345
	40%	14,160	16,160	18,200	20,200	21,800	23,440	25,040	26,680
	45%	15,930	18,180	20,475	22,725	24,525	26,370	28,170	30,015
	50%	17,700	20,200	22,750	25,250	27,250	29,300	31,300	33,350
	55%	19,470	22,220	25,025	27,775	29,975	32,230	34,430	36,685
	60%	21,240	24,240	27,300	30,300	32,700	35,160	37,560	40,020
Median: 50,500	80%	28,300	32,300	36,350	40,400	43,650	46,850	50,100	53,350
	120%	42,480	48,480	54,600	60,600	65,400	70,320	75,120	80,040
West Palm Beach- Boca Raton MSA (Palm Beach)	25%	11,000	12,550	14,125	15,700	16,950	18,200	19,475	20,725
	30%	13,200	15,050	16,950	18,850	20,350	21,850	23,350	24,850
	35%	15,400	17,570	19,775	21,980	23,730	25,480	27,265	29,015
	40%	17,600	20,080	22,600	25,120	27,120	29,120	31,160	33,160
	45%	19,800	22,590	25,425	28,260	30,510	32,760	35,055	37,305
	50%	22,000	25,100	28,250	31,400	33,900	36,400	38,950	41,450
	55%	24,200	27,610	31,075	34,540	37,290	40,040	42,845	45,595
	60%	26,400	30,120	33,900	37,680	40,680	43,680	46,740	49,740
Median: 62,800	80%	35,150	40,200	45,200	50,250	54,250	58,300	62,300	66,300
	120%	52,800	60,240	67,800	75,360	81,360	87,360	93,480	99,480
Baker County	30%	9,150	10,450	11,750	13,050	14,100	15,150	16,200	17,250
	35%	10,675	12,180	13,720	15,225	16,450	17,675	18,865	20,090
	40%	12,200	13,920	15,680	17,400	18,800	20,200	21,560	22,960
	45%	13,725	15,660	17,640	19,575	21,150	22,725	24,255	25,830
	50%	15,250	17,400	19,600	21,750	23,500	25,250	26,950	28,700
	55%	16,775	19,140	21,560	23,925	25,850	27,775	29,645	31,570
	60%	18,300	20,880	23,520	26,100	28,200	30,300	32,340	34,440
Median: 43,500	80%	24,350	27,850	31,300	34,800	37,600	40,350	43,150	45,950
	120%	36,600	41,760	47,040	52,200	56,400	60,600	64,680	68,880

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
30,745	37,850	77,700
26,130	32,150	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Bradford County	30%	9,950	11,350	12,750	14,200	15,350	16,450	17,600	18,750
	33%	10,923	12,474	14,058	15,609	16,863	18,117	19,371	20,592
	35%	11,585	13,230	14,910	16,555	17,885	19,215	20,545	21,840
	40%	13,240	15,120	17,040	18,920	20,440	21,960	23,480	24,960
	45%	14,895	17,010	19,170	21,285	22,995	24,705	26,415	28,080
	50%	16,550	18,900	21,300	23,650	25,550	27,450	29,350	31,200
	55%	18,205	20,790	23,430	26,015	28,105	30,195	32,285	34,320
	60%	19,860	22,680	25,560	28,380	30,660	32,940	35,220	37,440
Median: 47,300	80%	26,500	30,250	34,050	37,850	40,850	43,900	46,900	49,950
	120%	39,720	45,360	51,120	56,760	61,320	65,880	70,440	74,880
Calhoun County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 35,500	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Citrus County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 39,100	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
28,015	34,500	77,700
26,130	32,150	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Columbia County	30%	9,050	10,350	11,650	12,950	13,950	15,000	16,050	17,050
	35%	10,570	12,075	13,580	15,085	16,275	17,500	18,690	19,915
	40%	12,080	13,800	15,520	17,240	18,600	20,000	21,360	22,760
	45%	13,590	15,525	17,460	19,395	20,925	22,500	24,030	25,605
	50%	15,100	17,250	19,400	21,550	23,250	25,000	26,700	28,450
	55%	16,610	18,975	21,340	23,705	25,575	27,500	29,370	31,295
	60%	18,120	20,700	23,280	25,860	27,900	30,000	32,040	34,140
	80%	24,150	27,600	31,050	34,500	37,250	40,000	42,750	45,500
Median: 43,100	120%	36,240	41,400	46,560	51,720	55,800	60,000	64,080	68,280
DeSoto County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 38,100	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Dixie County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 27,200	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
26,130	32,150	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Franklin County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 33,600	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Gilchrist County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 35,000	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Glades County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 34,300	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
26,130	32,150	77,700
28,145	34,650	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Gulf County Median: 38,000	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720	
Hamilton County Median: 30,200	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720	
Hardee County Median: 43,300	30%	9,100	10,400	11,700	13,000	14,050	15,050	16,100	17,150
	35%	10,605	12,110	13,650	15,155	16,380	17,570	18,795	20,020
	40%	12,120	13,840	15,600	17,320	18,720	20,080	21,480	22,880
	45%	13,635	15,570	17,550	19,485	21,060	22,590	24,165	25,740
	50%	15,150	17,300	19,500	21,650	23,400	25,100	26,850	28,600
	55%	16,665	19,030	21,450	23,815	25,740	27,610	29,535	31,460
	60%	18,180	20,760	23,400	25,980	28,080	30,120	32,220	34,320
	80%	24,250	27,700	31,200	34,650	37,400	40,200	42,950	45,700
120%	36,360	41,520	46,800	51,960	56,160	60,240	64,440	68,640	

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
26,130	32,150	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Hendry County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 38,100	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Highlands County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 33,300	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Holmes County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 33,900	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
30,654	31,440	77,700
26,130	32,150	77,700
27,430	33,750	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Indian River County	28%	10,276	11,732	13,216	14,672	15,848	17,024	18,200	19,376
	30%	11,000	12,600	14,150	15,700	17,000	18,250	19,500	20,750
	35%	12,845	14,665	16,520	18,340	19,810	21,280	22,750	24,220
	40%	14,680	16,760	18,880	20,960	22,640	24,320	26,000	27,680
	45%	16,515	18,855	21,240	23,580	25,470	27,360	29,250	31,140
	50%	18,350	20,950	23,600	26,200	28,300	30,400	32,500	34,600
	55%	20,185	23,045	25,960	28,820	31,130	33,440	35,750	38,060
	60%	22,020	25,140	28,320	31,440	33,960	36,480	39,000	41,520
	Median: 52,400	80%	29,350	33,550	37,750	41,900	45,250	48,650	52,000
	120%	44,040	50,280	56,640	62,880	67,920	72,960	78,000	83,040
Jackson County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
	Median: 37,900	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760
Jefferson County	30%	8,850	10,150	11,400	12,650	13,650	14,700	15,700	16,700
	35%	10,325	11,830	13,300	14,770	15,960	17,150	18,305	19,495
	40%	11,800	13,520	15,200	16,880	18,240	19,600	20,920	22,280
	45%	13,275	15,210	17,100	18,990	20,520	22,050	23,535	25,065
	50%	14,750	16,900	19,000	21,100	22,800	24,500	26,150	27,850
	55%	16,225	18,590	20,900	23,210	25,080	26,950	28,765	30,635
	60%	17,700	20,280	22,800	25,320	27,360	29,400	31,380	33,420
	80%	23,650	27,000	30,400	33,750	36,450	39,150	41,850	44,550
	Median: 42,200	120%	35,400	40,560	45,600	50,640	54,720	58,800	62,760

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
26,130	32,150	77,700
27,495	33,850	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Lafayette County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 38,400	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Levy County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 35,400	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Liberty County	30%	8,900	10,150	11,400	12,700	13,700	14,700	15,750	16,750
	35%	10,360	11,830	13,335	14,805	15,995	17,185	18,375	19,530
	40%	11,840	13,520	15,240	16,920	18,280	19,640	21,000	22,320
	45%	13,320	15,210	17,145	19,035	20,565	22,095	23,625	25,110
	50%	14,800	16,900	19,050	21,150	22,850	24,550	26,250	27,900
	55%	16,280	18,590	20,955	23,265	25,135	27,005	28,875	30,690
	60%	17,760	20,280	22,860	25,380	27,420	29,460	31,500	33,480
	80%	23,700	27,050	30,450	33,850	36,550	39,250	41,950	44,650
Median: 42,300	120%	35,520	40,560	45,720	50,760	54,840	58,920	63,000	66,960

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
32,234	33,060	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Madison County Median: 31,000	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Monroe County Median: 55,100	28%	10,808	12,348	13,888	15,428	16,660	17,892	19,124	20,356
	30%	11,550	13,200	14,900	16,550	17,850	19,150	20,500	21,800
	35%	13,510	15,435	17,360	19,285	20,825	22,365	23,905	25,445
	40%	15,440	17,640	19,840	22,040	23,800	25,560	27,320	29,080
	45%	17,370	19,845	22,320	24,795	26,775	28,755	30,735	32,715
	50%	19,300	22,050	24,800	27,550	29,750	31,950	34,150	36,350
	55%	21,230	24,255	27,280	30,305	32,725	35,145	37,565	39,985
	60%	23,160	26,460	29,760	33,060	35,700	38,340	40,980	43,620
	80%	30,850	35,250	39,650	44,100	47,600	51,150	54,650	58,200
120%	46,320	52,920	59,520	66,120	71,400	76,680	81,960	87,240	
Okeechobee County Median: 35,700	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
28,015	34,500	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Putnam County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 36,300	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Sumter County	30%	9,050	10,350	11,650	12,950	13,950	15,000	16,050	17,050
	35%	10,570	12,075	13,580	15,085	16,275	17,500	18,690	19,915
	40%	12,080	13,800	15,520	17,240	18,600	20,000	21,360	22,760
	45%	13,590	15,525	17,460	19,395	20,925	22,500	24,030	25,605
	50%	15,100	17,250	19,400	21,550	23,250	25,000	26,700	28,450
	55%	16,610	18,975	21,340	23,705	25,575	27,500	29,370	31,295
	60%	18,120	20,700	23,280	25,860	27,900	30,000	32,040	34,140
	80%	24,150	27,600	31,050	34,500	37,250	40,000	42,750	45,500
Median: 43,100	120%	36,240	41,400	46,560	51,720	55,800	60,000	64,080	68,280
Suwannee County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 35,300	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
26,130	32,150	77,700
29,185	35,900	77,700
30,875	38,000	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Taylor County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
Median: 36,700	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720
Union County	30%	9,450	10,800	12,100	13,450	14,550	15,650	16,700	17,800
	35%	10,990	12,565	14,140	15,715	16,975	18,235	19,495	20,755
	40%	12,560	14,360	16,160	17,960	19,400	20,840	22,280	23,720
	45%	14,130	16,155	18,180	20,205	21,825	23,445	25,065	26,685
	50%	15,700	17,950	20,200	22,450	24,250	26,050	27,850	29,650
	55%	17,270	19,745	22,220	24,695	26,675	28,655	30,635	32,615
	60%	18,840	21,540	24,240	26,940	29,100	31,260	33,420	35,580
	80%	25,150	28,750	32,350	35,900	38,800	41,650	44,550	47,400
Median: 44,900	120%	37,680	43,080	48,480	53,880	58,200	62,520	66,840	71,160
Wakulla County	30%	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800
	35%	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945
	40%	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080
	45%	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350
	55%	18,315	20,900	23,540	26,125	28,215	30,305	32,395	34,485
	60%	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620
	80%	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150
Median: 47,500	120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240

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Exhibit A

Effective January 31, 2002
 Posted February 1, 2002
 Distributed February 6, 2002

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2002 Income Limits Adjusted To Family Size**

Multifamily Rental Bond Income Limits NOT Adjusted to Family Size		
Lower		Eligible (150%)
65%	80%	
28,340	34,900	77,700
26,130	32,150	77,700

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Walton County	30%	9,150	10,450	11,750	13,100	14,150	15,150	16,200	17,250
	35%	10,675	12,215	13,720	15,260	16,485	17,710	18,935	20,160
	40%	12,200	13,960	15,680	17,440	18,840	20,240	21,640	23,040
	45%	13,725	15,705	17,640	19,620	21,195	22,770	24,345	25,920
	50%	15,250	17,450	19,600	21,800	23,550	25,300	27,050	28,800
	55%	16,775	19,195	21,560	23,980	25,905	27,830	29,755	31,680
	60%	18,300	20,940	23,520	26,160	28,260	30,360	32,460	34,560
Median: 43,600	80%	24,400	27,900	31,400	34,900	37,650	40,450	43,250	46,050
	120%	36,600	41,880	47,040	52,320	56,520	60,720	64,920	69,120
Washington County	30%	8,450	9,650	10,850	12,050	13,000	14,000	14,950	15,900
	35%	9,835	11,270	12,670	14,070	15,190	16,310	17,430	18,585
	40%	11,240	12,880	14,480	16,080	17,360	18,640	19,920	21,240
	45%	12,645	14,490	16,290	18,090	19,530	20,970	22,410	23,895
	50%	14,050	16,100	18,100	20,100	21,700	23,300	24,900	26,550
	55%	15,455	17,710	19,910	22,110	23,870	25,630	27,390	29,205
	60%	16,860	19,320	21,720	24,120	26,040	27,960	29,880	31,860
Median: 34,200	80%	22,500	25,750	28,950	32,150	34,750	37,300	39,900	42,450
	120%	33,720	38,640	43,440	48,240	52,080	55,920	59,760	63,720

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Florida Housing Finance Corporation (FHFC) Income Limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. The FHFC will provide updated limits when this occurs.

Exhibit A