

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

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

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible
		1	2	3	4	5	6	7	8	65%	80%	150%
Daytona Beach MSA (Flagler/Volusia)	30%	10,200	11,650	13,100	14,600	15,750	16,900	18,100	19,250	31,590	38,900	77,850
	33%	11,220	12,837	14,421	16,038	17,325	18,612	19,899	21,186			
	35%	11,900	13,615	15,295	17,010	18,375	19,740	21,105	22,470			
	40%	13,600	15,560	17,480	19,440	21,000	22,560	24,120	25,680			
	45%	15,300	17,505	19,665	21,870	23,625	25,380	27,135	28,890			
	50%	17,000	19,450	21,850	24,300	26,250	28,200	30,150	32,100			
	55%	18,700	21,395	24,035	26,730	28,875	31,020	33,165	35,310			
	60%	20,400	23,340	26,220	29,160	31,500	33,840	36,180	38,520			
Median: 48,600	80%	27,200	31,100	35,000	38,900	42,000	45,100	48,200	51,300			
	120%	40,800	46,680	52,440	58,320	63,000	67,680	72,360	77,040			
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	86,550
	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: 57,700	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%	11,350	13,000	14,600	16,250	17,550	18,850	20,150	21,400	35,165	43,300	81,150
	35%	13,265	15,155	17,045	18,935	20,440	21,980	23,485	24,990			
	40%	15,160	17,320	19,480	21,640	23,360	25,120	26,840	28,560			
	45%	17,055	19,485	21,915	24,345	26,280	28,260	30,195	32,130			
	50%	18,950	21,650	24,350	27,050	29,200	31,400	33,550	35,700			
	55%	20,845	23,815	26,785	29,755	32,120	34,540	36,905	39,270			
	60%	22,740	25,980	29,220	32,460	35,040	37,680	40,260	42,840			
	Median: 54,100	80%	30,300	34,600	38,950	43,300	46,750	50,200	53,650			
	120%	45,480	51,960	58,440	64,920	70,080	75,360	80,520	85,680			

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**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

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: 50,800	80%	29,350	33,550	37,750	41,900	45,250	48,650	52,000	55,350
	120%	44,040	50,280	56,640	62,880	67,920	72,960	78,000	83,040
Fort Walton Beach MSA (Okaloosa)	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
	80%	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
Median: 54,700	120%	45,960	52,560	59,040	65,640	70,920	76,200	81,360	86,640
Gainesville MSA (Alachua)	30%	10,950	12,550	14,100	15,650	16,900	18,150	19,400	20,650
	33%	12,045	13,794	15,510	17,226	18,612	19,998	21,351	22,737
	35%	12,775	14,630	16,450	18,270	19,740	21,210	22,645	24,115
	40%	14,600	16,720	18,800	20,880	22,560	24,240	25,880	27,560
	45%	16,425	18,810	21,150	23,490	25,380	27,270	29,115	31,005
	50%	18,250	20,900	23,500	26,100	28,200	30,300	32,350	34,450
	55%	20,075	22,990	25,850	28,710	31,020	33,330	35,585	37,895
	60%	21,900	25,080	28,200	31,320	33,840	36,360	38,820	41,340
Median: 52,200	80%	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,100
	120%	43,800	50,160	56,400	62,640	67,680	72,720	77,640	82,680

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
34,060	41,900	77,850
35,555	43,750	82,050
33,930	41,750	78,300

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**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

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%	11,088	12,684	14,252	15,848	17,108	18,396	19,656	20,916
	30%	11,900	13,600	15,300	17,000	18,350	19,700	21,050	22,400
	35%	13,860	15,855	17,815	19,810	21,385	22,995	24,570	26,145
	40%	15,840	18,120	20,360	22,640	24,440	26,280	28,080	29,880
	45%	17,820	20,385	22,905	25,470	27,495	29,565	31,590	33,615
	50%	19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350
	55%	21,780	24,915	27,995	31,130	33,605	36,135	38,610	41,085
	60%	23,760	27,180	30,540	33,960	36,660	39,420	42,120	44,820
Median: 56,600	80%	31,700	36,200	40,750	45,300	48,900	52,500	56,150	59,750
	120%	47,520	54,360	61,080	67,920	73,320	78,840	84,240	89,640
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: 46,700	80%	26,300	30,100	33,850	37,600	40,600	43,600	46,600	49,650
	120%	39,480	45,120	50,760	56,400	60,960	65,400	69,960	74,400
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	10,724	12,264	13,776	15,316	16,548	17,780	18,984	20,216
	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

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
36,790	45,300	84,900
30,550	37,600	77,850
35,555	43,750	82,050

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**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household								
		1	2	3	4	5	6	7	8	
Miami PMSA (Miami-Dade)	30%	11,050	12,650	14,250	15,800	17,050	18,350	19,600	20,850	
	33%	12,177	13,926	15,642	17,391	18,777	20,163	21,549	22,968	
	35%	12,915	14,770	16,590	18,445	19,915	21,385	22,855	24,360	
	40%	14,760	16,880	18,960	21,080	22,760	24,440	26,120	27,840	
	45%	16,605	18,990	21,330	23,715	25,605	27,495	29,385	31,320	
	50%	18,450	21,100	23,700	26,350	28,450	30,550	32,650	34,800	
	55%	20,295	23,210	26,070	28,985	31,295	33,605	35,915	38,280	
	60%	22,140	25,320	28,440	31,620	34,140	36,660	39,180	41,760	
	Median: 45,400	80%	29,500	33,750	37,950	42,150	45,550	48,900	52,300	55,650
	120%	44,280	50,640	56,880	63,240	68,280	73,320	78,360	83,520	
Naples MSA (Collier)	25%	12,225	13,950	15,700	17,450	18,850	20,250	21,650	23,025	
	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: 63,300	80%	39,100	44,650	50,250	55,850	60,300	64,750	69,250	73,700
	120%	58,680	66,960	75,360	83,760	90,480	97,200	103,920	110,520	
Ocala MSA (Marion)	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100	
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950	
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800	
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650	
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500	
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350	
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200	
	Median: 42,400	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
		120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
34,255	42,150	77,850
45,370	55,850	94,950
28,080	34,550	77,850

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**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Orlando MSA (Lake/Orange/ Osceola/Seminole)	28%	10,724	12,264	13,776	15,316	16,548	17,780	18,984	20,216
	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%	10,350	11,800	13,300	14,750	15,950	17,100	18,300	19,500
	33%	11,352	13,002	14,619	16,236	17,523	18,843	20,130	21,417
	35%	12,040	13,790	15,505	17,220	18,585	19,985	21,350	22,715
	40%	13,760	15,760	17,720	19,680	21,240	22,840	24,400	25,960
	45%	15,480	17,730	19,935	22,140	23,895	25,695	27,450	29,205
	50%	17,200	19,700	22,150	24,600	26,550	28,550	30,500	32,450
	55%	18,920	21,670	24,365	27,060	29,205	31,405	33,550	35,695
	60%	20,640	23,640	26,580	29,520	31,860	34,260	36,600	38,940
Median: 49,200	80%	27,550	31,500	35,400	39,350	42,500	45,650	48,800	51,950
	120%	41,280	47,280	53,160	59,040	63,720	68,520	73,200	77,880
Pensacola MSA (Escambia/Santa Rosa)	30%	10,650	12,150	13,700	15,200	16,450	17,650	18,850	20,100
	33%	11,715	13,398	15,048	16,731	18,084	19,404	20,757	22,077
	35%	12,425	14,210	15,960	17,745	19,180	20,580	22,015	23,415
	40%	14,200	16,240	18,240	20,280	21,920	23,520	25,160	26,760
	45%	15,975	18,270	20,520	22,815	24,660	26,460	28,305	30,105
	50%	17,750	20,300	22,800	25,350	27,400	29,400	31,450	33,450
	55%	19,525	22,330	25,080	27,885	30,140	32,340	34,595	36,795
	60%	21,300	24,360	27,360	30,420	32,880	35,280	37,740	40,140
Median: 50,700	80%	28,400	32,450	36,500	40,550	43,800	47,050	50,300	53,550
	120%	42,600	48,720	54,720	60,840	65,760	70,560	75,480	80,280

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
35,555	43,750	82,050
31,980	39,350	77,850
32,955	40,550	77,850

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		1	2	3	4	5	6	7	8
Punta Gorda MSA (Charlotte)	30%	10,200	11,650	13,100	14,600	15,750	16,900	18,100	19,250
	33%	11,220	12,837	14,421	16,038	17,325	18,612	19,899	21,186
	35%	11,900	13,615	15,295	17,010	18,375	19,740	21,105	22,470
	40%	13,600	15,560	17,480	19,440	21,000	22,560	24,120	25,680
	45%	15,300	17,505	19,665	21,870	23,625	25,380	27,135	28,890
	50%	17,000	19,450	21,850	24,300	26,250	28,200	30,150	32,100
	55%	18,700	21,395	24,035	26,730	28,875	31,020	33,165	35,310
	60%	20,400	23,340	26,220	29,160	31,500	33,840	36,180	38,520
Median: 48,600	80%	27,200	31,100	35,000	38,900	42,000	45,100	48,200	51,300
	120%	40,800	46,680	52,440	58,320	63,000	67,680	72,360	77,040
Sarasota-Bradenton MSA (Manatee/Sarasota)	30%	11,400	13,050	14,650	16,300	17,600	18,900	20,200	21,500
	35%	13,300	15,190	17,115	19,005	20,510	22,050	23,555	25,095
	40%	15,200	17,360	19,560	21,720	23,440	25,200	26,920	28,680
	45%	17,100	19,530	22,005	24,435	26,370	28,350	30,285	32,265
	50%	19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850
	55%	20,900	23,870	26,895	29,865	32,230	34,650	37,015	39,435
	60%	22,800	26,040	29,340	32,580	35,160	37,800	40,380	43,020
	80%	30,400	34,750	39,100	43,450	46,900	50,400	53,850	57,350
Median: 54,300	120%	45,600	52,080	58,680	65,160	70,320	75,600	80,760	86,040
Tallahassee MSA (Gadsden/Leon)	28%	11,200	12,824	14,420	16,016	17,304	18,592	19,852	21,140
	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: 56,500	80%	32,050	36,600	41,200	45,750	49,400	53,100	56,750	60,400
	120%	48,000	54,960	61,800	68,640	74,160	79,680	85,080	90,600

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
31,590	38,900	77,850
35,295	43,450	81,450
37,180	45,750	84,750

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		1	2	3	4	5	6	7	8
Tampa-St. Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	20%	7,160	8,200	9,220	10,240	11,060	11,880	12,700	13,520
	30%	10,750	12,300	13,800	15,350	16,600	17,800	19,050	20,300
	35%	12,530	14,350	16,135	17,920	19,355	20,790	22,225	23,660
	40%	14,320	16,400	18,440	20,480	22,120	23,760	25,400	27,040
	45%	16,110	18,450	20,745	23,040	24,885	26,730	28,575	30,420
	50%	17,900	20,500	23,050	25,600	27,650	29,700	31,750	33,800
	55%	19,690	22,550	25,355	28,160	30,415	32,670	34,925	37,180
	60%	21,480	24,600	27,660	30,720	33,180	35,640	38,100	40,560
Median: 51,200	80%	28,650	32,750	36,850	40,950	44,250	47,500	50,800	54,050
	120%	42,960	49,200	55,320	61,440	66,360	71,280	76,200	81,120
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: 62,100	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%	10,800	12,350	13,900	15,400	16,650	17,900	19,100	20,350
	35%	12,600	14,385	16,205	17,990	19,425	20,860	22,295	23,730
	40%	14,400	16,440	18,520	20,560	22,200	23,840	25,480	27,120
	45%	16,200	18,495	20,835	23,130	24,975	26,820	28,665	30,510
	50%	18,000	20,550	23,150	25,700	27,750	29,800	31,850	33,900
	55%	19,800	22,605	25,465	28,270	30,525	32,780	35,035	37,290
	60%	21,600	24,660	27,780	30,840	33,300	35,760	38,220	40,680
	Median: 51,400	80%	28,800	32,900	37,000	41,100	44,400	47,700	51,000
	120%	43,200	49,320	55,560	61,680	66,600	71,520	76,440	81,360

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
33,280	40,950	77,850
40,820	50,250	93,150
33,410	41,100	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Bradford County Median: 45,300	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
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 Median: 33,100	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400	
Citrus County Median: 41,400	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400	

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
30,745	37,850	77,850
28,080	34,550	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

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	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 41,100	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
DeSoto County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 38,300	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Dixie County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 37,900	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
28,080	34,550	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Franklin County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 34,700	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Gilchrist County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 39,800	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Glades County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 41,000	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
28,080	34,550	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Gulf County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 41,300	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Hamilton County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 34,500	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Hardee County	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
Median: 37,600	120%	36,360	41,520	46,800	51,960	56,160	60,240	64,440	68,640

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
28,080	34,550	77,850
28,145	34,650	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Hendry County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 38,600	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Highlands County	30%	9,700	11,050	12,450	13,850	14,950	16,050	17,150	18,250
	35%	11,305	12,915	14,525	16,135	17,430	18,725	20,020	21,315
	40%	12,920	14,760	16,600	18,440	19,920	21,400	22,880	24,360
	45%	14,535	16,605	18,675	20,745	22,410	24,075	25,740	27,405
	50%	16,150	18,450	20,750	23,050	24,900	26,750	28,600	30,450
	55%	17,765	20,295	22,825	25,355	27,390	29,425	31,460	33,495
	60%	19,380	22,140	24,900	27,660	29,880	32,100	34,320	36,540
	80%	25,800	29,500	33,200	36,900	39,850	42,800	45,750	48,700
Median: 46,100	120%	38,760	44,280	49,800	55,320	59,760	64,200	68,640	73,080
Holmes County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 40,900	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
29,965	36,900	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Indian River County Median: 52,400	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
Jackson County Median: 41,900	80%	29,350	33,550	37,750	41,900	45,250	48,650	52,000	55,350
	120%	44,040	50,280	56,640	62,880	67,920	72,960	78,000	83,040
	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
Jefferson County Median: 45,900	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
	30%	9,650	11,000	12,400	13,750	14,850	15,950	17,050	18,200
	35%	11,235	12,845	14,455	16,065	17,360	18,620	19,915	21,210
	40%	12,840	14,680	16,520	18,360	19,840	21,280	22,760	24,240
	45%	14,445	16,515	18,585	20,655	22,320	23,940	25,605	27,270
	50%	16,050	18,350	20,650	22,950	24,800	26,600	28,450	30,300
55%	17,655	20,185	22,715	25,245	27,280	29,260	31,295	33,330	
	60%	19,260	22,020	24,780	27,540	29,760	31,920	34,140	36,360
	80%	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450
	120%	38,520	44,040	49,560	55,080	59,520	63,840	68,280	72,720

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
34,060	41,900	78,600
28,080	34,550	77,850
29,835	36,700	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Lafayette County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 40,300	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Levy County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 34,000	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Liberty County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 40,900	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
28,080	34,550	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Madison County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 37,000	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Monroe County	28%	11,200	12,824	14,420	16,016	17,304	18,592	19,852	21,140
	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	60,400
	120%	48,000	54,960	61,800	68,640	74,160	79,680	85,080	90,600
Okeechobee County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 41,900	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
37,180	45,750	85,800
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Putnam County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 41,000	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
Sumter County	30%	9,200	10,500	11,850	13,150	14,200	15,250	16,300	17,350
	35%	10,745	12,250	13,790	15,330	16,555	17,780	19,005	20,230
	40%	12,280	14,000	15,760	17,520	18,920	20,320	21,720	23,120
	45%	13,815	15,750	17,730	19,710	21,285	22,860	24,435	26,010
	50%	15,350	17,500	19,700	21,900	23,650	25,400	27,150	28,900
	55%	16,885	19,250	21,670	24,090	26,015	27,940	29,865	31,790
	60%	18,420	21,000	23,640	26,280	28,380	30,480	32,580	34,680
	80%	24,550	28,050	31,550	35,050	37,850	40,650	43,450	46,250
Median: 43,800	120%	36,840	42,000	47,280	52,560	56,760	60,960	65,160	69,360
Suwannee County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 38,700	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
28,470	35,050	77,850
28,080	34,550	77,850

Effective 1/28/2004 when posted
FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
Multifamily Rental Programs and SHIP (all)
2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Taylor County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
Median: 39,400	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400
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: 41,600	120%	37,680	43,080	48,480	53,880	58,200	62,520	66,840	71,160
Wakulla County	30%	10,750	12,300	13,850	15,400	16,600	17,850	19,100	20,300
	35%	12,565	14,350	16,170	17,955	19,390	20,825	22,260	23,695
	40%	14,360	16,400	18,480	20,520	22,160	23,800	25,440	27,080
	45%	16,155	18,450	20,790	23,085	24,930	26,775	28,620	30,465
	50%	17,950	20,500	23,100	25,650	27,700	29,750	31,800	33,850
	55%	19,745	22,550	25,410	28,215	30,470	32,725	34,980	37,235
	60%	21,540	24,600	27,720	30,780	33,240	35,700	38,160	40,620
	80%	28,750	32,850	36,950	41,050	44,300	47,600	50,900	54,150
Median: 51,300	120%	43,080	49,200	55,440	61,560	66,480	71,400	76,320	81,240

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,080	34,550	77,850
29,185	35,900	77,850
33,345	41,050	77,850

Effective 1/28/2004 when posted
 FHFC Posted 1/29/2004

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2004 Income Limits Adjusted To Household Size**

City (County)	Percentage Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Walton County	30%	9,250	10,550	11,900	13,200	14,250	15,300	16,350	17,400
	35%	10,780	12,320	13,860	15,400	16,625	17,850	19,110	20,335
	40%	12,320	14,080	15,840	17,600	19,000	20,400	21,840	23,240
	45%	13,860	15,840	17,820	19,800	21,375	22,950	24,570	26,145
	50%	15,400	17,600	19,800	22,000	23,750	25,500	27,300	29,050
	55%	16,940	19,360	21,780	24,200	26,125	28,050	30,030	31,955
	60%	18,480	21,120	23,760	26,400	28,500	30,600	32,760	34,860
Median: 44,000	80%	24,650	28,150	31,700	35,200	38,000	40,850	43,650	46,450
	120%	36,960	42,240	47,520	52,800	57,000	61,200	65,520	69,720
Washington County	30%	9,050	10,350	11,650	12,950	14,000	15,050	16,050	17,100
	35%	10,570	12,110	13,615	15,120	16,345	17,535	18,760	19,950
	40%	12,080	13,840	15,560	17,280	18,680	20,040	21,440	22,800
	45%	13,590	15,570	17,505	19,440	21,015	22,545	24,120	25,650
	50%	15,100	17,300	19,450	21,600	23,350	25,050	26,800	28,500
	55%	16,610	19,030	21,395	23,760	25,685	27,555	29,480	31,350
	60%	18,120	20,760	23,340	25,920	28,020	30,060	32,160	34,200
Median: 38,400	80%	24,200	27,650	31,100	34,550	37,300	40,100	42,850	45,600
	120%	36,240	41,520	46,680	51,840	56,040	60,120	64,320	68,400

Multifamily Rental Bond Income Limits NOT by Household Size		
Lower		Eligible
65%	80%	150%
28,600	35,200	77,850
28,080	34,550	77,850

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.