

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

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

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

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

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.