

Florida Housing 2017 Mortgage Credit Certificate Program

Targeted Areas

What is a Federally Designated Targeted Area?

A targeted area is a neighborhood, city street, or block that is designated by HUD. Census tracts are areas in which 70% or more of the households have an income which is 80% or less of the statewide area median income.

Borrowers purchasing homes in these areas do not have to be first time homebuyers and are eligible for the higher income and purchase price limits used to qualify for the Florida Housing Mortgage Credit Certificate Program.

How to determine if my borrower is eligible.

Florida Housing maintains a list of these census tracts which are available to our lenders on pages 20-21 of our program guide or by clicking [here](#).

Lenders should compare the census tract number from page 2 of the home appraisal to the Florida Housing list of census tracts. A match would allow lenders to use the higher income and purchase price limits for the applicable County and exempt a homebuyer from the program's first time homebuyer requirement.

Lenders without the appraisal may visit the US Census Bureau's website [here](#) to do a search specific to the property address.

The Block Group and Census Tract data will be listed in the first column. Lenders should compare this census tract number with the Florida Housing list of targeted census tracts. A match would allow lenders to use the higher income and purchase price limits for the applicable County.

MCC Program Limits

Lenders can find the income and purchase price limits on the Florida Housing MCC webpage.