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Compliance Guidebook
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This guidebook is a training and reference guide for the administration of Florida Housing's Multi-Family Rental Programs. It is designed to answer the most frequently asked questions regarding the program procedures, rules and regulations. It should be a useful resource for owner representatives, management companies and on-site management personnel. It is important to note that this manual is a compendium of compliance procedures and should be used as a supplement to existing laws, rules, and regulations.

This guidebook does not constitute legal advice with respect to the qualification of persons to reside in set-aside units. Owners, developers and managers of Housing Credit (HC) developments shall consult with their own tax counsel regarding the application of the tax law to specific factual situations. The Internal Revenue Service, not Florida Housing, determines qualification for the HC program.

Information regarding additions or changes in program requirements will be provided by Florida Housing, as available.

All requirements must be met fully and consistently in order to remain in compliance with the various program requirements. As questions arise, please contact your monitoring agent or Florida Housing's Asset Management Staff.

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1.1 Florida Housing Finance Corporation

Florida Housing Finance Corporation was established in 1997, as the successor to the Florida Housing Finance Agency created by the Florida Legislature in 1980. The legislature declared it necessary to create a state housing finance corporation to encourage the investment of private capital in residential housing through the use of public financing to stimulate the construction and rehabilitation of residential housing, to facilitate the purchase and sale of existing residential housing, to provide construction and mortgage loans for developments, to make loans to and purchase mortgage loans from private lending institutions, and to create new programs to stimulate the construction and substantial rehabilitation of housing for eligible persons and families.

Florida Housing issues mortgage revenue bonds and lends the proceeds for the production of multifamily rental developments (MMRB); allocates tax credits through the Housing Credit (HC) Program for the construction, rehabilitation, and/or acquisition and substantial rehabilitation of low income housing; issues mortgage loans through the State Apartment Incentive Loan (SAIL) Program for the production of rental developments; issues low interest rate loans for multifamily rental developments and provides loans to local governments for home ownership through the HOME Investment Partnerships (HOME) Program. These programs shall be discussed more fully in the following sections:

1.2 Multifamily Mortgage Revenue Bond (MMRB)

The MMRB Program was created to help meet Florida's growing housing needs by providing lower interest rate loans to non-profit and for profit developers. These loans are generated from both taxable and tax-exempt bonds, which are sold through either a competitive or negotiated method of sale or private placement.

Florida Housing participates in the United States Department of Housing and Urban Development (HUD) Multifamily Risk-Sharing mortgage insurance/credit enhancement program. The program enables Florida Housing to share the default risk with HUD on bonds issued for developments participating in this program.

1.3 State Apartment Incentive Loan (SAIL)

The SAIL Program is designed to provide financing (in an amount not to exceed the lesser of 25 percent of the development's cost or the minimum amount required to make the development economically feasible) for the difference between a development's total cost and the amount of other financing. The SAIL Program may provide mortgage loans in excess of 25 percent of the development's cost for eligible farm worker housing developments or certain developments sponsored by public or non-profit entities.

The Affordable Housing Loan (AHL) Program was created to provide lower interest rate loans to eligible developers of affordable rental housing and was the forerunner of the SAIL Program.

1.4 Housing Credit (HC)

Congress created the Housing Credit Program through the Tax Reform Act of 1986. The purpose of this program is to facilitate the production of affordable rental housing by both non-profit and for profit private sector developers via the use of federal tax credits.

1.5 HOME Investment Partnerships Program (HOME)

The HOME Program is a federally funded program that provides money to state and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing. Florida Housing has been designated by the state of Florida to administer the program. HOME funds are used to provide low interest rate loans for acquisition, construction, and rehabilitation of multifamily rental housing.

2.1 Florida Housing Finance Corporation

Florida Housing compliance responsibilities include but are not limited to:

- A. Providing continuing education to the development owner, management company, and on-site personnel.
- B. Approving management companies selected by the owners to manage developments participating in Florida Housing programs.
- C. Providing income limit and rent limit information on a periodic basis, as the information is made available by the U. S. Department of Housing & Urban Development (HUD):
 1. Income limits (Appendix A)
 2. Rent limits by number of bedrooms (Appendix B1)
 3. Rent limits by household size (Appendix B2)
 4. HOME program rents (Appendix C)
- D. Reporting non-compliance with federal regulations and State rules to owners, management personnel and the Internal Revenue Service.

2.2 Owner**A. General**

The owner is the responsible party for ensuring that the applicable Florida Housing programs are properly administered. The owner shall ensure compliance with the applicable rules, regulations and policies that govern the programs and make certain that all requirements committed to in the Regulatory Agreement (Land Use Restriction Agreement/Extended Use Agreement) are met on an ongoing basis.

Each unit and building in the development shall be suitable for occupancy, taking into account local health, safety and building codes, as well as HUD Physical Condition Standards and Inspection Requirements. It is the responsibility of the owner to conduct an efficient maintenance program. The condition and general appearance of the development shall be taken into consideration by Florida Housing and the monitoring agent during Management Review and Physical Inspections. Refer to Appendix D for an example of HUD's Physical Condition Standards and Inspection Requirements.

It is the responsibility of the owner to keep Florida Housing and the monitoring agent informed during all phases of construction and rehabilitation, lease up and operation throughout the compliance period. Owner's responsibilities include but are not limited to:

1. Attendance by the owner representative at a Florida Housing Regional Compliance Training Workshop prior to pre-leasing units.
2. Notification of commencement of leasing activities.

3. Notification of expected date of initial occupancy of any unit in the development.
4. Preparation and submission of Certificate of Continuing Program Compliance (MMRB/HC).
5. Preparation and submission of Certification of Commencement and Termination of the Qualified Project Period (MMRB). Refer to Appendix U or Appendix V for an example of the certificate.
6. Providing Florida Housing with a copy of the completed and signed first year IRS form 8609, including schedule A, for each building along with a form listing the fiscal operating year for the development and, for each building, the first taxable year in which Housing Credits were claimed.
7. Marketing and advertising shall be consistent with the intent of Florida Housing's affordable housing programs.
 - a. Copies of advertising shall be provided at the Management Review and Physical Inspections
 - b. Documentation shall show marketing efforts directed to the categorical and demographic commitment
 - c. The approved Affirmative Fair Housing Marketing Plan shall be kept on-site, and marketing efforts shall adhere to the plan (HOME/MMRB with HUD Risk Sharing)
8. Educating staff on nondiscrimination.

Discrimination is prohibited on the basis of race, religion, color, sex, national origin, familial status and disability. Each development shall comply with local codes, the Americans with Disabilities Act ("ADA"), the federal Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973, as applicable.
9. Conducting an efficient maintenance program.
10. Providing the monitoring agent and Florida Housing with responses to all reviews.
11. Notifying Florida Housing of any impending ownership changes.

B. Management Company Approval

It is the owner's responsibility to obtain Florida Housing's approval for the management company selected to manage the development. This requirement is in addition to the review of the management company information by the credit underwriter. The owner shall advise the Asset Management Staff of Florida Housing of any change in the owner's selection of a management company; any such new management company shall be approved by Florida Housing prior to the firm assuming responsibility for the development.

C. Non-compliance

If a unit is not in compliance with program requirements, the owner shall

notify Florida Housing, the monitoring agent and the trustee, when applicable. All correspondence regarding non-compliance matters shall be sent to Florida Housing, the monitoring agent and the trustee, when applicable.

Failure to cure non-compliance within a reasonable time may result in default; the loan may be accelerated and foreclosure proceedings may be instituted. Non-compliance by developments participating in the Housing Credit Program shall be reported to the Internal Revenue Service on Form 8823 whether or not the non-compliance is corrected.

Non-compliance includes, but is not limited to:

1. Failure to maintain commitments in the Regulatory Agreement including:
 - a. Low-income set aside percentage requirements
 - b. Categorical set aside requirements; Farmworker, elderly, etc.
 - c. Non-compliance with public purpose requirements and/or qualified resident programs
2. Failure to document lower-income occupancy, including:
 - a. Lack of verification of all income
 - b. Certification or recertification of household members
 - c. Non-disclosure of all income on Tenant Income Certifications
 - d. Incomplete Tenant Income Certifications
 - e. Undisclosed occupants in unit
3. Failure to meet the Next Available Unit rule
4. Failure by owner to submit annual certification and/or other required reports.
5. Withdrawal from HC Program after final allocation
6. Changes in qualified basis of building (HC), for example:
 - a. Common area now commercial space
 - b. Fee charged for resident facilities, e.g. parking or swimming pool, formerly included in eligible basis
7. Rent restrictions not met:
 - a. Rent exceeds maximum allowable amount
 - b. Improper calculation of utility allowances
 - c. Inadequate/insufficient documentation of utility allowances
8. Other restrictions not met:

- a. Transient use or units not available to general public
- b. Minimum lease term not adhered to
- c. Units unsuitable for occupancy

Note: units shall meet HUD Physical Condition Standards for housing that is decent, safe, sanitary, and in good repair (DSS/GR).
[Reference: Title 24 Code of Federal Regulation (CFR) Subtitle A, Part 5.703; http://www.access.gpo.gov/nara/cfr/waisidx_01/24cfr5_01.html]

- d. Violations of health, safety and local building codes
9. Household's aggregate income exceeds the maximum applicable income limit upon initial occupancy
- a. Lower-income units occupied by nonqualified full-time students
 - b. Failure to respond to requests for monitoring reviews

2.3 Management Company/On-Site Personnel

The management company and all on-site personnel are responsible to the owner for implementing the applicable Regulatory Agreement and program requirements correctly. Anyone who is authorized to lease apartment units to residents shall be thoroughly familiar with each federal and state law, rule, or regulation governing certification and leasing procedures. It is also important that the management company provide information, as needed, to Florida Housing and submit all required reports and documentation in a timely manner.

It is recommended that a management company representative attend Management Reviews and Physical Inspections conducted by the monitoring agent.

2.4 Trustee (MMRB)

The trustee serves as the fiduciary for the bondholders and has the responsibility of protecting the bondholders' investment. This includes collecting the payment of principal and interest on the bonds and monitoring the status of the bonds for the term of the loan.

Along with Florida Housing and/or the monitoring agent, the trustee receives Program Reports. The trustee shall also be notified of any non-compliance.

2.5 Monitoring Agent

The monitoring agent is the Compliance Monitor whose duties include but are not limited to:

- A. Conducting pre-occupancy conference/training with a representative of the owner prior to leasing any units. Management of the Development shall attend this conference. The purpose of the conference is to provide instruction on the following aspects of compliance:
 1. Federal regulations determining eligibility for lower-income residents
 2. State law and Florida Housing's rules for determining eligibility of residents

3. Provisions of the applicable Regulatory Agreement(s) and any other program requirements
4. Public Purpose Requirements and/or qualified resident programs
5. Fair Housing Act as amended
6. Affirmative Fair Housing Marketing requirements, as may be amended (currently applicable for HOME and MMRB with HUD Risk-Sharing)
7. Applications and recertification questionnaire - specific information necessary for continued Program compliance
8. Income limits, rent limits, and utility allowances
9. Annual income and assets including asset income
10. Income verifications
11. Tenant Income Certifications
12. Leases
13. Program Reports
14. Management units

At the pre-occupancy conference, the monitoring agent shall review the rent schedule and utility allowance and shall obtain a distribution list that includes the addresses and phone numbers of all persons to be contacted regarding Development compliance and shall obtain the name(s) of personnel authorized to prepare and submit Program Reports and execute related documents.

- B. Reviewing Compliance of Relocation Activities (HOME);
- C. Reviewing Tenant Income Certification and Recap of Tenant Income Certification Information that are submitted with the Program Report for completeness, including proper execution and income eligibility;
- D. **Conducting Management Reviews and Physical Inspections** consisting of a review of resident files, the administrative procedures of the management company, and a physical inspection of the development throughout the compliance period.

Applications - checked for completeness and inclusion of total income from all sources, including assets;

Verifications of income - examined for completeness and compared with the application and Tenant Income Certification (includes examination of total assets and asset income if development participates in HOME and/or HC Programs);

Tenant Income Certifications - checked for completeness and to confirm the amount of income documented in the resident file;

Leases - examined to ensure that all occupants of the unit are listed, the lease is current and fully executed, and the lease is in accordance with the

Regulatory Agreement;

Sequence of the certification procedure - examined to verify that no person or family occupies a unit prior to being properly certified;

Program Report - procedures reviewed.

Physical Inspection – The condition and general appearance of the development shall be taken into consideration. Each unit in the development is suitable for occupancy, taking into account local health, safety, and building codes or other habitability standards.

After the Management Review and Physical Inspection, a summary is prepared and sent to the owner representative, management company, the on-site manager, and to the trustee, when applicable.

- E. Providing additional training as needed to instruct the owner and management company personnel on compliance requirements;
- F. Participate in Florida Housing's Regional Compliance Training Workshop.

3.1 MMRB Post-1986 (Developments Subject to Tax Reform Act of 1986)**A. Income Limits - Minimum Set-Aside Requirement**

In order for interest on Florida Housing's multifamily housing revenue bonds to qualify as tax-exempt, each development shall meet the requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter B, Part IV, Subpart A, Section 142(d), during the Qualified Project Period. Refer to Appendix A for Income Limit schedules.

The owner shall choose either:

1. Twenty (20) percent or more of the units in the development shall be occupied by households whose income is 50 percent or less of Area Median Gross Income ("AMI"), the 20-50 test; or,
2. Forty (40) percent or more of the units in the development shall be occupied by households whose income is 60 percent or less of AMI, the 40-60 test.

B. Additional Commitments**1. Additional Income Limit Requirements**

The Regulatory Agreement shall describe the requirements where the upper income cap (150 percent of whichever is greater, the state median, area median, or county median) is applicable to the development.

2. Public Purpose Criteria or Special Set Aside

The Regulatory Agreement shall describe the requirements when applicable to the development. Public Purpose Criteria can increase the actual number of set aside units for households at differing income levels. Other Public Purpose Criteria provide for resident programs, extend the Qualified Project Period or serve the community needs.

C. Certification of Household Eligibility**1. Initial Certification**

The initial determination of household income shall be made as of the date the qualified household first occupies a unit in the development.

2. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis as of each anniversary of the date the household first occupied a residential unit in the development to meet the requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter B, Part IV, Subpart A, Section 142(d)(3)(A). As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

3. Income Changes after Initial Certification

a. Increase in Income (Next Available Unit)

- (1) Increases in income to a level which does not exceed 140 percent of the applicable AMI limit shall not result in disqualification.

Example: Multiply 1.4 times the current applicable income limit. If the household's current aggregate income does not exceed this figure, the unit shall be counted as income eligible at recertification.

- (2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such household's income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a lower-income household until the development again meets its lower-income requirement.

b. Increase in Household Size (Next Available Unit)

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

- (1) If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form, however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

- (2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such household's income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a lower-income household until the development again meets its lower-income requirement.

c. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

d. Decrease in Household Size (Next Available Unit)

If upon recertification a household's size decreases so that the household's aggregate income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size in the development that becomes vacant is rented to a qualified household until the development again meets its lower-income requirement.

D. Qualified Project Period

1. The lower-income requirement shall be met commencing with:

- a. New construction – the first day on which at least 10 percent of the units in the development are first occupied, or
- b. Rehabilitation – the earlier of the date of acquisition of the development or the date the bonds are issued.

Example of New Construction Rent-up Procedure:

If a development contains 200 units, the applicable lower-income restrictions shall be met by the time 20 units have been occupied. Therefore, when 20 units have been occupied, a development meeting the 40-60 Test shall have 8 of these units actually occupied by households whose income is 60 percent or less of AMI and the remaining 12 units may be rented as market units. It is not sufficient that 8 units are reserved for households at the applicable lower-income limit, they shall be occupied.

2. And ending on the later of:

- a. The date that is 15 years after the date on which 50 percent of the total units in the development are first occupied;
- b. The first day on which no tax-exempt bond issued to finance the development is outstanding; or
- c. The date on which any assistance provided to the Development under Section 8 of the United States Housing act of 1937, as amended, terminates.

The requirements apply for the entire Qualified Project Period which may survive the early redemption of the bonds.

E. Documentation Requirements

Under the terms of the Regulatory Agreement, the Owner representative is required to provide copies of certain documents:

1. Certificate Concerning Commencement and Termination of Qualified Project Period

The certificate in recordable form is submitted to Florida Housing after 50 percent of the units in the development are first occupied. The owner representative submits the certificate for purposes of the calculation of the commencement and termination of the Qualified Project Period, including extensions, if any. Refer to Appendix U for an example of the certificate.

2. The Certificate of Continuing Program Compliance ("CCPC") is a statement confirming the percentage and number of units occupied by income eligible households and is submitted in conjunction with the Program Report. This document shall be signed by the owner representative unless a change in signature authority has been requested by the owner representative and such change has been acknowledged by Florida Housing.

F. Procedures

1. Management Units

- a. Developments having a set-aside requirement totaling less than 100 percent shall place the management units in the non-set aside portion of its units.

- b. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:

- (1) The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.

- (2) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the employee. The request shall include the employee's job title and reason for the requirement for living on-site.

- (3) Florida Housing shall accept or reject the initial request and respond in writing.

- (4) The approved management unit(s) shall be listed on the Program Report.

- (5) Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.

2. Unit Transfer

An existing household transferring to another unit shall be treated as a

new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

G. Record Retention

Retain all resident files and records of documentation for at least six years after an applicant is rejected or after a unit has been vacated.

3.2 HUD Risk Sharing

A. The HUD Risk Sharing Program provides credit enhancement for mortgages of multifamily housing developments whose loans are underwritten, processed, and serviced by housing finance agencies. The program provides full FHA mortgage insurance to enhance the bonds issued by the agency.

1. Affirmative Fair Housing Marketing

HUD regulations require developments insured and/or subsidized under programs administered by HUD to implement an Affirmative Fair Housing Marketing Plan ("AFHMP"), Form HUD-935.2, approved for the development.

a. Key Requirements

- (1) The marketing effort shall be designed to attract broad cross sections of the eligible population without regard to race, color, religion, sex, disability, familial status, or national origin.
- (2) Whenever additional applicants are needed to fill available units, advertising shall be carried out in accordance with the Florida Housing approved AFHMP.

b. Affirmative Fair Housing Marketing Plan

Owners shall comply with the requirements of their Florida Housing approved AFHMP, which is designed to promote equal housing choice for all prospective residents regardless of race, color, religion, sex, disability, familial status, or national origin.

- (1) The purpose of the plan is to ensure that eligible families of similar income levels shall have a similar range of housing opportunities.
- (2) The plan outlines marketing strategies the owner shall use, including special efforts to attract persons who are least likely to apply because of such factors as the racial and ethnic composition of the neighborhood in which the development is located. Marketing shall also seek to reach potential applicants outside the immediate neighborhood if marketing only within the neighborhood creates a disparate impact against certain classes (i.e., if the entire neighborhood includes no minorities).
- (3) Owners shall monitor the results of the marketing effort and adjust their marketing techniques as necessary.

2. Income Limits - Minimum Set-Aside Requirement

The owner shall choose either:

- a. Twenty (20) percent or more of the units in the development shall be both rent restricted, and occupied by households whose income is 50 percent or less of Area Median Gross Income ("AMI"), the 20-50 test; or,
- b. Forty (40) percent or more of the units in the development shall be both rent restricted, and occupied by households whose income is 60 percent or less of AMI, the 40-60 test.

Refer to Appendix A for Income Limit schedules.

3. Rent Restrictions

HUD Risk Sharing units are rent restricted.

a. Gross Rent

The gross rent includes an allowance for utilities when paid by the household. Refer to Appendix B1 for maximum allowable rent schedules.

b. Utility Allowance

The utility allowance is an estimate of the cost of monthly utilities for that unit type. If the household pays utilities (other than telephone and cable), a utility allowance is deducted from the maximum gross rent allowed for the unit. The resulting figure is the maximum allowable household rent contribution.

Verification of utility allowances used to calculate rents shall be obtained by the owner representative at least annually. Documentation of utility allowances shall be readily available to any interested party.

c. Household Rent Contribution

The household rent contribution plus the utility allowance cannot exceed the maximum gross rent allowed for the unit. The household rent contribution generally includes only amounts paid by the household. Not included in the household rent contribution are:

- (1) Rental assistance payments, under Section 8 of the United States Housing Act of 1937, or under comparable rental assistance programs,
- (2) Amounts paid for optional supportive services.

d. Changes in Maximum Allowable Rent Due to Changes in Income Limit and/or Utility Allowance

- (1) Rent Increases - Rents shall not be increased until the beginning of a new lease term, unless otherwise specified in the current lease.
- (2) Rent Reduction - If it is necessary to reduce rent as a result of a reduced income limit or an increased utility allowance, the households' rents shall be reduced with the next rental payment.

3.3 MMRB 501(c)(3) – Developments Sponsored by Qualified Non-profit Organizations

A. Income Limits - Minimum Set-Aside Requirement

United States Code Title 26, Subtitle A, Chapter 1, Subchapter B, Part IV, Subpart A, Section 145 provides an exemption from federal income taxation of interest paid on bonds issued to finance multifamily residential rental housing developments owned by charitable organizations, which have received a determination letter under section 501(c)(3). The issuer of the bonds is Florida Housing Finance Corporation. Refer to Appendix A for Income Limits schedules.

The owner shall choose either:

1. The 20-50 Test

- a. Twenty (20) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 50 percent or less of Area Median Gross Income ("AMI"), and,
- b. Fifty-five (55) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 80 percent or less of AMI; or,

2. The 40-60 Test

- a. Forty (40) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 60 percent or less of AMI, and,
- b. Thirty-five (35) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 80 percent or less of AMI.

B. Additional Commitments

1. Public Purpose Criteria

The Regulatory Agreement shall describe the requirements when applicable to the development. Public Purpose Criteria can increase the actual number of set aside units for households at differing income levels. Other Public Purpose Criteria provide for resident programs, extend the Qualified Project Period or serve the community needs.

C. Rent Restrictions

A unit is affordable when rents are limited to a percentage of either the household income or the applicable income limit. Refer to Appendix B1 for maximum allowable rent schedules.

1. Household Rent Contribution

The household rent contribution cannot exceed the maximum gross rent allowed for the unit. The household rent contribution generally includes only amounts paid by the household. Not included in the household rent contribution are:

- a. Rental assistance payments, under Section 8 of the United States Housing Act of 1937, or under comparable rental assistance programs,
- b. Amounts paid for optional supportive services.

2. Utility Allowance

The Regulatory Agreement shall describe the requirements when applicable to the development.

3. Changes in Maximum Allowable Rent Due to Changes in Income Limits

- a. Rent Increases - Rents shall not be increased until the beginning of a new lease term, unless otherwise specified in the current lease.
- b. Rent Reduction - If it is necessary to reduce rents as a result of reduced income limits, the households' rent shall be reduced with the next rental payment.

D. Certification of Household Eligibility

1. Initial Certification

The initial determination of household income shall be made as of the date the qualified household first occupies a unit in the development.

2. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis as of each anniversary of the date the household first occupied a residential unit in the development to meet the requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter B, Part IV, Subpart A, Section 142(d)(3)(A). As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

3. Income Changes after Initial Certification

- a. Increase in Income (Next Available Unit)

- (1) Increases in income to a level which does not exceed 140 percent of the applicable income limit shall not result in disqualification.

Example: Multiply 1.4 times the current applicable income limit. If the household's current aggregate income does not exceed this figure, the unit shall be counted as income eligible at recertification.

- (2) If upon recertification, a household's aggregate income exceeds 140 percent of the applicable income limit for a household of the same size, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such household's aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a lower-income household until the development again meets its lower-income requirement.

b. Increase in Household Size (Next Available Unit)

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

- (1) If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form, however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.
- (2) If upon recertification, a household's aggregate income exceeds 140 percent of the applicable income limit for a household of the same size, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such household's aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a lower-income household until the development again meets its lower-income requirement.

c. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

d. Decrease in Household Size (Next Available Unit)

If upon recertification a household's size decreases so that the household's aggregate income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size in the development that becomes vacant is rented to a qualified household until the development again meets its lower-income requirement.

E. Qualified Project Period

1. The lower-income requirement shall be met commencing with:

a. The date the bonds are issued

2. And ending on the later of:

a. The date that is 15 years after the date of issuance; or

b. The first day on which no tax-exempt bond issued to finance the development is outstanding; or

c. The date on which Section 8 Assistance terminates.

The requirements apply for the entire Qualified Project Period which may survive the early redemption of the bonds.

F. Documentation Requirements

Under the terms of the Regulatory Agreement, the Owner representative is required to provide copies of certain documents:

1. Certificate Concerning Commencement and Termination of Qualified Project Period

The certificate in recordable form is submitted to Florida Housing after 50 percent of the units in the development are first occupied. The owner representative submits the certificate for purposes of the calculation of the commencement and termination of the Qualified Project Period, including extensions, if any. Refer to Appendix U for an example of the certificate.

2. The Certificate of Continuing Program Compliance ("CCPC") is a statement confirming the percentage and number of units occupied by income eligible households and is submitted in conjunction with the Program Report. This document shall be signed by the owner representative unless a change in signature authority has been

requested by the owner representative and such change has been acknowledged by Florida Housing.

G. Procedures

1. Management Units

- a. Developments having a set aside requirement totaling less than 100 percent shall place management units in the non-set aside portion of its units.

2. Unit Transfer

An existing household transferring to another unit shall be treated as a new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

H. Record Retention

Retain all household files and records of documentation for at least six years after an applicant is rejected or after a unit has been vacated.

3.4 MMRB Interim (Developments financed between January 1, 1986, and August 15, 1986)

A. Income Limits - Minimum Set-Aside Requirement

In order for interest on Florida Housing's multifamily housing revenue bonds to qualify as tax-exempt, each development shall meet the following requirement:

1. Twenty (20) percent or more of the units in the development shall be occupied by households whose income is 80 percent or less of the Area Median Gross Income ("AMI"), adjusted for household size.

Refer to Appendix A for Income Limit schedules.

B. Additional Commitments

1. Additional Income Limit Requirements

The Florida Legislature mandated that units other than low-income units be occupied by households whose total current and Anticipated Annual Household Income does not exceed 150 percent of whichever is greater, the state median, area median, or county median, with no adjustment for household size (the upper income cap). Refer to Appendix A for Income Limit schedules.

2. Public Purpose Criteria

The Regulatory Agreement shall describe the requirements when applicable to the development. Public Purpose Criteria can increase the actual number of set aside units for households at differing income levels. Other Public Purpose Criteria provide for resident programs, extend the qualified project period or serve the community needs.

C. Certification of Household Eligibility

1. For purposes of satisfying income eligibility requirements, the determination of income shall be made as of the date the certified household first occupies a residential unit in the development.

2. Income Changes after Initial Certification

- a. Increase in Income

Increases in income for current residents are not reported. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

- b. Increase in Household Size

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form, however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

- c. Decrease in Income

Decreases in income for current residents are not reported. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

- d. Decrease in Household Size

The income category shall not change due to a decrease in household size. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

D. Qualified Project Period

1. The lower-income requirement shall be met commencing with the later of:
 - a. The first day on which at least 10 percent of the units in the development are first occupied, or
 - b. The date the bonds are issued

2. And ending on the later of:
 - a. The date ten years after the date on which 50 percent of the units in the development are first occupied; or
 - b. The date that is a Qualified Number of Days after the date of initial occupancy of any unit in the Development; or
 - c. The date on which any assistance provided to the development under Section 8 of the United States Housing Act of 1937, as amended, terminates.

The requirements apply for the entire Qualified Project Period which may survive the early redemption of the bonds.

E. Documentation Requirements

Under the terms of the Regulatory Agreement, the Owner representative is required to provide copies of certain documents:

1. Certificate Concerning Commencement and Termination of Qualified Project Period

The certificate in recordable form is submitted to Florida Housing after 50 percent of the units in the development are first occupied. The owner representative submits the certificate for purposes of the calculation of the commencement and termination of the Qualified Project Period, including extensions, if any. Refer to Appendix V for an example of the certificate.

2. The Certificate of Continuing Program Compliance ("CCPC") is a statement confirming the percentage and number of units occupied by income eligible households and is submitted in conjunction with the Program Report. This document shall be signed by the owner representative unless a change in signature authority has been requested by the owner representative and such change has been acknowledged by Florida Housing.

F. Procedures

1. Management Units

- a. Developments having a set-aside requirement totaling less than 100 percent shall place the management in the non-set aside portion of its units.
- b. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:
 - (1) The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.
 - (2) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the employee. The request shall include the employee's job title and reason for the requirement for living on-site.

- (3) Florida Housing shall accept or reject the initial request the request and respond in writing.
 - (4) The approved management unit(s) shall be listed on the Program Report.
 - (5) Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.
- c. Developments having a set-aside requirement totaling less than 100 percent shall place the management unit(s) in the non-set aside portion of its units.

2. Unit Transfer

An existing household transferring to another unit shall be treated as a new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

G. Record Retention

Retain all resident files and records of documentation for at least six years after an applicant is rejected or after a unit has been vacated.

3.5 MMRB Pre-1986 (Developments Not Subject to the Tax Reform Act of 1986)

A. Income Limits - Minimum Set-Aside Requirement

In order for interest on Florida Housing's multifamily housing revenue bonds to qualify as tax-exempt, each development shall meet the following requirement:

1. Twenty (20) percent or more of the units in the development shall be occupied by households whose income is 80 percent or less of the Area Median Gross Income ("AMI"), with no adjustment for household size.

Refer to Appendix A for Income Limit schedules.

B. Additional Commitments

1. Additional Income Limit Requirements

The Florida Legislature mandated that units other than low-income units be occupied by households whose total current and Anticipated Annual Household Income does not exceed 150 percent of whichever is greater, the state median, area median, or county median, with no adjustment for household size (the upper income cap). Refer to Appendix A for Income Limit schedules.

2. Public Purpose Criteria

The Regulatory Agreement shall describe the requirements when applicable to the development. Public Purpose Criteria can increase the actual number of set aside units for households at differing income levels. Other Public Purpose Criteria provide for resident programs, extend the Qualified Project Period or serve the community needs.

C. Certification of Household Eligibility

1. For purposes of satisfying income eligibility requirements, the determination of income shall be made as of the date the certified household first occupies a residential unit in the development.

2. Income Changes after Initial Certification

a. Increase in Income

Increases in income for current residents are not reported. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

b. Increase in Household Size

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form, however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

c. Decrease in Income

Decreases in income for current residents are not reported. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

d. Decrease in Household Size

The income category shall not change due to a decrease in household size. The unit shall remain in the category determined at commencement of occupancy. Recertification does not apply.

D. Qualified Project Period

1. The lower-income requirement shall be met commencing with the later of:
 - a. The first day on which at least 10 percent of the units in the development are first occupied, or
 - b. The date the bonds are issued.
2. And ending on the later of:
 - a. The date ten years after the date on which 50 percent of the units in the development are first occupied; or
 - b. The date that is a Qualified Number Of Days after the date of initial occupancy of any unit in the development; or
 - c. The date on which any assistance provided to the development under Section 8 of the United States Housing Act of 1937, as amended, terminates.

The requirements apply for the entire Qualified Project Period which may survive the early redemption of the bonds.

E. Documentation Requirements

Under the terms of the Regulatory Agreement, the Owner representative is required to provide copies of certain documents:

1. Certificate Concerning Commencement and Termination of Qualified Project Period

The certificate in recordable form is submitted to Florida Housing after 50 percent of the units in the development are first occupied. The owner representative submits the certificate for purposes of the calculation of the commencement and termination of the Qualified Project Period, including extensions, if any. Refer to Appendix V for an example of the certificate.
2. The Certificate of Continuing Program Compliance ("CCPC") is a statement confirming the percentage and number of units occupied by income eligible households and is submitted in conjunction with the Program Report. This document shall be signed by the owner representative unless a change in signature authority has been requested by the owner representative and such change has been acknowledged by Florida Housing.

F. Procedures

1. Management Units
 - a. Developments having a set-aside requirement totaling less than 100 percent shall place the management and model units in the non-certified portion of its units.
 - b. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:

- (1) The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.
- (2) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the employee. The request shall include the employee's job title and reason for the requirement for living on-site.
- (3) Florida Housing shall accept or reject the initial request and respond in writing.
- (4) The approved management unit shall be listed on the Program Report.
- (5) Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.

2. Unit Transfer

An existing household transferring to another unit shall be treated as a new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

G. Record Retention

Retain all resident files and records of documentation for at least six years after an applicant is rejected or after a unit has been vacated.

4.1 Income Limits - Minimum Set-Aside Requirement

In order to comply with State law and rules governing the administration of the State Apartment Incentive Loan (SAIL) Program, the set aside requirements shall be met from the date that the first unit is occupied or, if already occupied, from the date of loan closing. Refer to Appendix A for Income Limit schedules.

The owner shall choose either:

- A. Twenty (20) percent or more of the units in the development shall be occupied by households whose income does not exceed 50 percent of the Area Median Gross Income ("AMI"); or
- B. Forty (40) percent or more of the units in the development shall be occupied by households whose income does not exceed 60 percent of AMI.

4.2 Additional Commitments:

- A. Additional Income Limit Requirements

The owner may choose to set-aside up to 100 percent of the units for lower income households. The Regulatory Agreement shall describe the requirements when applicable to the development.

- B. Categorical Restriction Requirement

The units that are set aside or held available for elderly households, farmworker or commercial fishing worker households, special needs households, or households that were previously homeless, in accordance with section 420.5087, Florida Statutes. The Regulatory Agreement shall describe the requirements when applicable to the Development.

4.3 Certification of Household Eligibility

- A. Initial Certification

The initial determination of household income shall be made as of the date the qualified household first occupies a unit in the development.

- B. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis as of each anniversary of the date the household first occupied a residential unit in the development. As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date.

Example: Resident moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

- C. Income Changes after Initial Certification

- 1. Increase in Income (Next Available Unit)

- a. Increases in income to a level which does not exceed 140 percent of the applicable income limit shall not result in disqualification.

Example: Multiply 1.4 times the current applicable income limit. If the household's current aggregate income does not exceed this figure, the unit shall be counted as income eligible at recertification.

- b. If, upon recertification, a household's aggregate income exceeds 140 percent of the applicable income limit for a household of the same size, such household shall no longer be counted towards satisfaction of the very-low income requirements. The fact that such household's aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a very-low income household until the development again meets its very-low income requirement.

NOTE: If a development also participates in the Housing Credit program, the household shall meet the eligibility requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42, as amended. Refer to Chapter 5, Housing Credits, Certification of Household Eligibility.

2. Increase in Household Size (Next Available Unit)

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

- a. If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form, however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.
- b. If, upon recertification, the aggregate household income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the lower-income requirements. The fact that such household's income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size that becomes vacant in the development is rented to a lower-income household until the development again meets its lower-income requirement.

NOTE: If a development also participates in the Housing Credit program, the household shall meet the eligibility requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42, as amended. Refer to Chapter 5, Housing Credits, Certification of Household Eligibility.

3. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

4. Decrease in Household Size (Next Available Unit)

If upon recertification a household's size decreases so that the household's aggregate income exceeds 140 percent of the applicable income limit, such household shall no longer be counted towards satisfaction of the very-low income requirements. The fact that such aggregate income exceeds 140 percent of the applicable income limit shall not place the development in non-compliance so long as the next unit of comparable or smaller size in the development that becomes vacant is rented to a qualified household until the development again meets its very-low income requirement.

NOTE: If a development also participates in the Housing Credit program, the household shall meet the eligibility requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42, as amended. Refer to Chapter 5, Housing Credits, Certification of Household Eligibility.

4.4 Compliance Period

The Compliance Period begins on the date the first unit is occupied, or if already occupied, on the date of loan closing, and ends in accordance with the number of years described in the Regulatory Agreement.

4.5 Procedures

A. Management Units

1. Developments having a set-aside requirement of less than 100 percent shall place the management units in the non-set aside portion of its units.
2. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:
 - a. The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.
 - b. The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the initial employee. The request shall include the employee's job title and reason for the requirement for living on-site.
 - c. Florida Housing shall accept or reject the initial request and respond in writing.

- d. The approved management unit(s) shall be listed on the Program Report.
- e. Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.

B. Unit Transfer

An existing household transferring to another unit shall be treated as a new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

NOTE: If a development also participates in the Housing Credit Program, the household shall meet the eligibility requirements of United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, subpart D, Section 42, as amended. Refer to Chapter 5, Housing Credits, Next Available Unit Rule.

4.6 Record Retention

Retain all resident file records and documentation for at least six years after an applicant is rejected or after a unit has been vacated.

5.1 Housing Credits - Allocations 1990 and Later

A. Income Limits - Minimum Set-Aside Requirement

Each development that participates in the Housing Credit Program shall set aside a minimum portion of the development units for lower-income households in order to comply with requirements of Section 42 of the Internal Revenue Code, as amended.

The owner shall choose either:

1. Twenty (20) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 50 percent or less of the Area Median Gross Income ("AMI"), the 20-50 test; or,
2. Forty (40) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 60 percent or less of AMI, the 40-60 test.

Once made, the election is irrevocable and establishes the income limit (50 percent or 60 percent of AMI) applicable to lower-income units in the development. The owner cannot claim any tax credits until the development meets its minimum set-aside requirements. The Regulatory Agreement shall describe the requirements applicable to the development.

Refer to Appendix A for Income Limit schedules.

B. Additional Commitments

1. Additional Set-Aside Units

Owners may set aside up to 100 percent of the total units in the development. Housing credits are awarded on a building-by-building basis; therefore, each building shall be occupied by enough income-eligible households to meet the building's allocated set-aside requirements. The total percentage of set-aside units agreed upon shall be met beginning with initial occupancy and continuing throughout the Compliance and Extended Use Periods.

2. Units Set Aside Below the Minimum Required AMI Percentage

The owner may choose to set aside units at an AMI percentage below the minimum AMI percentage. This deeper targeting is met on a development basis rather than on a building-by-building basis throughout the Compliance and Extended Use Periods.

3. Demographic Commitments and Special Set-Asides

Demographic Commitments and Special Set-Asides provide for resident programs and serve the needs of the elderly, farmworker, commercial fishing worker, homeless, and other communities. The Regulatory Agreement shall describe the requirements when applicable to the development.

C. Certification of Household Eligibility

1. Discrimination Against Housing Voucher Holders Prohibited

Housing Voucher Holders – in accordance with United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42(h)(6)(B)(iv), an owner shall not refuse to lease a unit in the development to an applicant because the applicant holds a voucher of eligibility under Section 8 of the U.S. Housing Act of 1937.

2. Initial Certification

The initial determination of household income shall be made as of the date the qualified household first occupies a unit in the development.

3. Rehabilitated Buildings

If a household was certified as income eligible when a building was acquired as part of an acquisition and rehabilitation development, it does not have to qualify anew upon the completion of rehabilitation. It is simply subject to annual income recertification on the same basis as any other lower-income household.

4. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis as of each anniversary of the date the household first occupied a residential unit in the development. As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date. However, the effective dates for RD developments participating in the HC Program shall be determined in accordance with RD regulations.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

5. Income Changes After Initial Certification

- a. Increase in Income (Next Available Unit)

- (1) If the aggregate household income of the occupants of a unit increases above the applicable AMI limit, but not above 140 percent of that limit, the unit shall continue to qualify as a lower-income unit, as long as the unit continues to be rent-restricted.

Example: Multiply 1.4 times the current applicable AMI limit. If the household's current aggregate income does not exceed this figure, the unit shall be counted as lower-income at recertification.

- (2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable AMI limit the unit shall continue to qualify as lower-income and be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted, and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

b. Increase in Household Size (Next Available Unit)

If, after initial certification and move in, another person wishes to join the household, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form; however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

(1) Increases in a lower-income household's aggregate income to greater than 140 percent of the applicable limit (adjusted for household size) shall not result in disqualification as long as the unit continues to be rent restricted and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

(2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable AMI limit the unit shall continue to qualify as lower-income and be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted, and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

c. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

d. Decrease in Household Size (Next Available Unit)

If, upon recertification, a household's size decreases so that the household's aggregate income exceeds 140 percent of the applicable limit, the unit shall continue to be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted, and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

e. Next Available Unit Rule

A record of next available unit documentation shall be maintained on an ongoing basis for all move-ins and move-outs and for households exceeding 140 percent of the applicable AMI limit at recertification. Records of next available unit documentation shall be kept on a building-by-building basis and shall be made available for inspection at the Management Review and Physical Inspection. The key regulatory citation is Title 26 Code of Federal Regulations Section 1.42-15. Refer to Appendix W for an example form and Appendix X for instructions.

- (1) It is necessary to document that each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household in the following situations:
 - (a) Recertification - In the event that a lower-income household's income increases to a level greater than 140 percent of the applicable AMI limit. The household shall continue to be counted towards satisfaction of the lower-income requirements, as long as the unit continues to be rent restricted and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.
 - (b) Unit Transfer - An existing household transferring to another unit:
 - (i) Within the same building – When a current household moves to a different unit within the same building, the newly occupied unit adopts the status of the vacated unit. The vacated unit assumes the status the newly occupied unit had immediately before it was occupied by the current household. The application, verification and certification process does not apply.
 - (ii) To another building in the development: The household shall be treated as a new move-in and follow all application, verification, and certification procedures. Income Limits at the time of the move shall determine if the new unit shall be income eligible.
- (2) The owner representative shall be able to document reasonable attempts to rent vacant units. It is necessary to document that while a lower-income unit is vacant, no available unit in the development, of comparable or smaller size, that is available or subsequently becomes available is rented to a household that is not income eligible or the vacant unit will cease to qualify as a lower-income unit. This rule can prevent non-certified (market rent) units in a mixed income development from being leased while lower-income units remain vacant since the vacant unit rule applies on a development-wide basis, compared to the next available unit rule for over-income households, which applies on a building basis. The key regulatory citation is Title 26 Code of Federal Regulations Section 1.42-5(c)(ix).

D. Compliance Period

1. Developments shall satisfy compliance eligibility requirements for an initial 15-year period.

The Compliance Period begins on the first day of the first taxable year of the credit period, which is either the year the building is placed in service or the following year, based upon the owner's election.

2. Extended Use Period

Developments are required to comply with lower-income use

requirements for a minimum additional period of 15 years beyond the end of the Compliance Period, creating a total Extended Use Period of 30 years. Development owners may agree to a longer extended use period in order to qualify for preference in the award of credits. The Regulatory Agreement shall specify the length of the additional requirement applicable to a particular development. The extended use period may be terminated by foreclosure and under certain other circumstances as set forth in United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42(h)(6)(E). The Regulatory Agreement may limit the availability of these provisions.

The overall development, and each building within the development, shall meet both the minimum set-aside requirements and the additional set-aside requirements throughout the compliance and extended use periods.

E. Rent Restrictions

1. Gross Rent

The gross rent includes an allowance for utilities when paid by the household. For developments receiving an HC allocation in 1990 and later, maximum gross rents are imputed by the number of bedrooms in the unit. Refer to Appendix B1 for maximum allowable rent schedules.

2. Utility Allowance

The utility allowance is an estimate of the cost of monthly utilities for the unit type. If the household pays utilities (other than telephone and cable), a utility allowance is deducted from the maximum gross rent allowed for the unit. The resulting figure is the maximum allowable household rent contribution.

Verification of utility allowances used to calculate rents shall be obtained by the owner representative at least annually. Documentation of utility allowances shall be readily available to any interested party.

The appropriate utility allowance for a building is governed by United States Code Title 26 Chapter 1, Part 1, Section 1.42-10.

- a. RD-assisted buildings - Use the applicable utility allowance as determined by RD for all HC rent-restricted units in the building.
- b. Buildings with RD residents - If any household in a building receives RD rental assistance, the applicable RD utility allowance shall be used for all HC rent-restricted units in the building (including any units occupied by households receiving HUD rental assistance payments).
- c. HUD regulated buildings - If neither a building nor any household in the building receives RD rental assistance and the rents and utility allowances of the building are reviewed by HUD annually, the applicable HUD utility allowance shall be used for all HC rent-restricted units in the building.

- d. Other buildings - If a building is not RD assisted or HUD regulated and no households in the building receives RD resident assistance, the applicable utility allowance for rent-restricted units in the building shall be determined as follows:
- (1) Households receiving HUD rental assistance - Use the applicable Public Housing Authority (PHA) utility allowance for the Section 8 Existing Housing Program for HC rent-restricted units occupied by households receiving HUD rental assistance.
 - (2) Other households - For units in which the household does not receive HUD rental assistance, the appropriate utility allowance is the applicable PHA utility allowance. However, if an interested party (including a low-income resident, a building owner or Florida Housing) obtains a local utility company estimate for any unit in the building, that estimate becomes the appropriate utility allowance for all rent restricted units of similar size and construction in the building. If the local utility company estimate is used, ensure amounts given include all taxes and surcharges the household will be required to pay. The owner shall make available copies of the utility company estimate to the residents in the building.

3. Household Rent Contribution

The household rent contribution, plus the utility allowance, shall not exceed the maximum gross rent allowed for the unit. The household rent contribution generally includes only amounts paid by the household. Not included in the household rent contribution are:

- a. Rental assistance payments under Section 8 of the United States Housing Act of 1937, or under comparable rental assistance programs,
- b. Amounts paid for optional supportive services.

4. Changes in Maximum Allowable Rent

Rents shall not be increased until the beginning of a new lease term, unless otherwise specified in the current lease.

- a. Changes in income limits - Upon the release of new income limits from HUD, owners have 45 days from the effective date to implement the new limits (IRS Revenue Ruling 94-57).
- b. Changes in applicable utility allowances - If the applicable utility allowance, or the local utility company estimate, changes, the new utility allowance shall be used to compute the maximum household rents allowed for rent-restricted units. The owner has 90 days from the effective date to implement the change (United States Code Title 26 Chapter 1, Part 1, Section 1.42-10(b)(4)(ii)(B)(c)). It is recommended that management reconfirm the utility allowance on a quarterly basis to ensure that a change in the utility allowance is not overlooked.

5. Gross Rent Floor

For developments receiving an initial allocation or determination letter

issued after October 6, 1994, in accordance with Revenue Procedure 94-57, IRS established the gross rent floor as maximum rents allowed on the date of initial allocation (usually the carryover date) or determination letter (for a bond-financed building) unless the owner designates the placed in service date for this purpose. The designation of the placed in service date for determination of the gross rent floor is a one-time irrevocable election that the owner shall make no later than the date the building is placed in service. For buildings receiving an initial allocation or determination letter prior to October 6, 1994, IRS permits any reasonable method to be used to determine the gross rent when a building first became part of qualified low-income housing project. This would ordinarily be the gross rent limit in the first year of the credit period.

In general, a decrease in the AMI will require a reduction in the gross rent charged to low-income households unless rent would be reduced below the gross rent floor. Thus, the rent limitation for a unit does not have to be reduced below the initial permitted maximum rent which is charged to the low-income households.

- a. Decrease in income limits – Under United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42(g)(2)(A), the applicable income limits shall not be decreased below the limits for the first year of a development's occupancy for purposes of the development's applicable rents.
- b. Increase in income limits – If the applicable income limits increase, unit rents may be increased depending upon provisions of the lease.
- c. Changes in applicable utility allowance – Rental income may decrease due to an increase in the utility allowance.

F. Documentation

As required by the IRS, owners shall document a Development's continuing compliance with Housing Credit requirements by submitting an annual certification of program compliance (form AOC-1) to Florida Housing. Owners shall begin submitting certifications when a Development's Housing Credits are first claimed and annually thereafter until the end of the Compliance Period for the Development. This document shall be properly executed by the owner, or an agent with full authority to legally bind the owner.

Refer to Appendix Y for an example of the Annual Owner's Certificate of Continuing Program Compliance form AOC-1.

G. Procedures

1. Management Units

- a. Developments having a set-aside requirement totaling less than 100 percent shall place the management units in the non-set aside portion of its units.
- b. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:

- (1) The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.
- (2) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the initial employee. The request shall include the employee's job title and reason for the requirement for living on-site.
- (3) Florida Housing shall accept or reject the initial request and respond in writing.
- (4) The approved management unit(s) shall be listed on the Program Report.
- (5) Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.

2. Security (Courtesy) Officer Units

An IRS Private Letter Ruling issued 6/16/95, allowed a unit to be occupied by a security officer (a/k/a courtesy officer) if it was reasonably required by the development. The security officer unit shall not be included in the numerator or denominator when calculating the building's percentage of lower-income units.

Note: Private letter rulings are not precedent setting and do not bind the IRS. Nonetheless, they are usually viewed as an indicator of IRS's thinking on particular matters.

Items to be considered by an owner representative seeking to rely upon this letter ruling are:

The security officer may be a local law enforcement officer who lives on-site and performs safety and security services.

a. Security officer responsibilities include:

- (1) Performing safety and security services
- (2) Being on-site during the evening and nighttime hours to respond to resident requests for assistance, including complaints, unauthorized visitors, improper parking, and unauthorized use of community facilities
- (3) Organizing criminal background investigations, neighborhood watch programs, and educational activities for primary school age residents
- (4) Providing a daily log of activities to the development manager

b. General Instructions

- (1) Developments having a set-aside requirement totaling less than 100 percent shall place the security officer unit in the non-set aside portion of its units.
- (2) Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:
 - (a) The owner representative may request units to be exempted from income certification for security officers who are required to live on-site.
 - (b) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the officer.
 - (i) Documentation to justify the need for an officer to live on-site including a criminal activity report for the Development and/or the surrounding neighborhood
 - (ii) A list of duties to be performed by the officer
 - (c) Florida Housing shall accept or reject the initial request and respond in writing.
 - (d) The security officer unit(s) shall be listed on the Program Report.
 - (e) Once a security officer unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the officer who occupies the unit. A security officer unit no longer required shall be rented to an income-eligible household.

H. Record Retention

1. Owners/Managers shall:
 - a. Report and keep records on a building-by-building basis.
 - b. Retain records of the entire first year's credit period for at least six years beyond the due date (with extensions) for filing the Federal Income Tax Return for the last year of the building's Compliance Period. Other years' records shall be kept for six years beyond the due date (with extensions) for filing that year's Federal Income Tax Return.

5.2 Housing Credits -1987, 1988 and 1989 Allocations

A. Income Limits - Minimum Set-Aside Requirement

Each development that participates in the Housing Credit Program shall set aside a minimum portion of the development units for lower-income households in order to comply with requirements of Section 42 of the Internal Revenue Code, as amended. Refer to Appendix A for Income Limit schedules.

The owner shall choose either:

1. Twenty (20) percent or more of the units of the development shall be both rent restricted and occupied by households whose income is 50 percent or less of the Area Median Gross Income ("AMI"), the 20-50 test; or,
2. Forty (40) percent or more of the units in the development shall be both rent restricted and occupied by households whose income is 60 percent or less of AMI, the 40-60 test.

Once made, the election is irrevocable and establishes the income limit (50 percent or 60 percent of AMI) applicable to lower-income units in the development. The owner cannot claim any tax credits until the development meets its minimum set-aside requirements.

B. Additional Set-Aside Units

Owners may set aside up to 100 percent of the total units in the development. Housing credits are awarded on a building-by-building basis; therefore, each building shall be occupied by enough income-eligible households to meet the building's allocated set-aside requirements. The total percentage of set-aside units agreed upon shall be met beginning with initial occupancy and continuing throughout the Compliance Period.

C. Certification of Household Eligibility

1. Initial Certification

The initial determination of household income shall be made as of the date the qualified household first occupies a unit in the development.

2. Rehabilitated Buildings

If a household was certified as income eligible when a building was acquired as part of an acquisition and rehabilitation development, it does not have to qualify anew upon the completion of rehabilitation. It is simply subject to annual income recertification on the same basis as any other lower-income household.

3. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis—as of each anniversary of the date the household first occupied a residential unit in the development. As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date. Effective dates for RD developments participating in the HC Program will be determined in accordance with RD regulations.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

4. Income Changes After Initial Certification

- a. Increase in Income (Next Available Unit)

- (1) If the aggregate household income of the occupants of a unit increases above the applicable AMI limit, but not above 140 percent of that limit, the unit shall continue to qualify as a lower-income unit, as long as the unit continues to be rent-restricted.

Example: Multiply 1.4 times the current applicable income limit adjusted for household size. If the household's current aggregate income does not exceed this figure, the unit shall be counted as lower-income at recertification.

- (2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable income limit the unit shall continue to qualify as lower-income and be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted, and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

b. Increase in Household Size (Next Available Unit)

If, after initial certification and move in, another person wishes to join the household, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form; however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management may instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

- (1) Increases in a lower-income household's aggregate income to greater than 140 percent of the applicable limit (adjusted for household size) shall not result in disqualification as long as the unit continues to be rent restricted and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.
- (2) If, upon recertification, the aggregate household income exceeds 140 percent of the applicable income limit the unit shall continue to qualify as lower-income and be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted, and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

c. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

d. Decrease in Household Size (Next Available Unit)

If, upon recertification, a household's size decreases so that the household's aggregate income exceeds 140 percent of the applicable limit, the unit shall continue to be counted toward satisfaction of the lower-income requirement, as long as the unit continues to be rent restricted and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.

e. Next Available Unit Rule

A record of next available unit documentation shall be maintained on an ongoing basis for all move-ins and move-outs and for households exceeding 140 percent of the applicable AMI limit at recertification. Records of next available unit documentation shall be kept on a building-by-building basis and shall be made available for inspection at the Management Review and Physical Inspection. The key regulatory citation is Title 26 Code of Federal Regulations Section 1.42-15. Refer to Appendix W for an example form and Appendix X for instructions.

- (1) It is necessary to document that each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household in the following situations:
 - (a) Recertification - In the event that a lower-income household's income increases to a level greater than 140 percent of the applicable AMI limit. The household shall continue to be counted towards satisfaction of the lower-income requirements, as long as the unit continues to be rent restricted and each unit in the building, of comparable or smaller size, that is available or subsequently becomes available is rented to a qualified lower-income household.
 - (b) Unit Transfer - An existing household transferring to another unit:
 - (i) Within the same building – When a current household moves to a different unit within the same building, the newly occupied unit adopts the status of the vacated unit. The vacated unit assumes the status the newly occupied unit had immediately before it was occupied by the current household. The application, verification and certification process does not apply.
 - (ii) To another building in the development: The household shall be treated as a new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.
- (2) The owner representative shall be able to document reasonable attempts to rent vacant units. It is necessary to document that while a lower-income unit is vacant, no available unit in the development, of comparable or smaller size, that is available or subsequently becomes available is rented to a household that is not income eligible or the vacant unit will cease to qualify as a lower-income unit. This rule can

prevent non-certified (market rent) units in a mixed income development from being leased while lower-income units remain vacant since the vacant unit rule applies on a development-wide basis, compared to the next available unit rule for over-income households, which applies on a building basis. The key regulatory citation is Title 26 Code of Federal Regulations Section 1.42-5(c)(ix).

D. Compliance Period

1. Developments shall satisfy compliance eligibility requirements for a 15-year period.

The Compliance Period begins on the first day of the first taxable year of the credit period, which is either the year the building is placed in service or the following year, based upon the owner's election.

The overall development, and each building within the development, shall meet both the minimum set-aside requirements and the additional set-aside requirements throughout the Compliance Period.

E. Rent Restrictions

1. Gross Rent

The gross rent includes an allowance for utilities when paid by the household. For developments receiving an HC allocation in 1987, 1988, and 1989, maximum gross rents are determined by the actual number of persons occupying the unit. Refer to Appendix B1 for maximum allowable rent schedules.

2. Utility Allowance

The utility allowance is an estimate of the cost of monthly utilities for the unit type. If the household pays utilities (other than telephone and cable), a utility allowance is deducted from the maximum gross rent allowed for the unit. The resulting figure is the maximum allowable household rent contribution.

Verification of utility allowances used to calculate rents shall be obtained by the owner representative at least annually. Documentation of utility allowances shall be readily available to any interested party.

The appropriate utility allowance for a building is governed by United States Code Title 26 Chapter 1, Part 1, Section 1.42-10.

- a. RD-assisted buildings - Use the applicable utility allowance as determined by RD for all HC rent-restricted units in the building.
- b. Buildings with RD residents - If any household in a building receives RD rental assistance, the applicable RD utility allowance shall be used for all HC rent-restricted units in the building (including any units occupied by households receiving HUD rental assistance payments).
- c. HUD regulated buildings - If neither a building nor any household in the building receives RD rental assistance and the rents and utility allowances of the building are reviewed by HUD annually,

the applicable HUD utility allowance shall be used for all HC rent-restricted units in the building.

- d. Other buildings - If a building is not RD assisted or HUD regulated and no households in the building receives RD resident assistance, the applicable utility allowance for rent-restricted units in the building shall be determined as follows:
 - (1) Households receiving HUD rental assistance - Use the applicable Public Housing Authority (PHA) utility allowance for the Section 8 Existing Housing Program for HC rent-restricted units occupied by households receiving HUD rental assistance.
 - (2) Other households - For units in which the household does not receive HUD rental assistance, the appropriate utility allowance is the applicable PHA utility allowance. However, if an interested party (including a low-income resident, a building owner or Florida Housing) obtains a local utility company estimate for any unit in the building, that estimate becomes the appropriate utility allowance for all rent restricted units of similar size and construction in the building. If the local utility company estimate is used, ensure amounts given include all taxes and surcharges the household will be required to pay. The owner shall make available copies of the utility company estimate to the residents in the building.

3. Household Rent Contribution

The household rent contribution, plus the utility allowance, shall not exceed the maximum gross rent allowed for the unit. The household rent contribution generally includes only amounts paid by the household. Not included in the household rent contribution are:

- a. Rental assistance payments, under Section 8 of the United States Housing Act of 1937, or under comparable rental assistance programs,
- b. Amounts paid for optional supportive services.

4. Changes in Maximum Allowable Rent

Rents shall not be increased until the beginning of a new lease term, unless otherwise specified in the current lease.

- a. Changes in income limits - Upon the release of new income limits from HUD, owners have 45 days from the effective date to implement the new limits (IRS Revenue Ruling 94-57).
- b. Changes in applicable utility allowances - If the applicable utility allowance, or the local utility company estimate, changes, the new utility allowance shall be used to compute the maximum household rents allowed for rent-restricted units. The owner has 90 days from the effective date to implement the change (United States Code Title 26 Chapter 1, Part 1, Section 1.42-10(b)(4)(ii)(B)(c)). Due to this 90-window it is recommended that management reconfirm the utility allowance on a quarterly basis to ensure that a change in the utility allowance is not overlooked.

5. Gross Rent Floor

For developments receiving an initial allocation or determination letter issued prior to October 6, 1994, owners generally are not required to reduce rents below the maximum amount allowed at the time the building was placed in service. IRS permits any reasonable method to be used to determine the gross rent when a building first became part of qualified low-income housing project. This would ordinarily be the gross rent limit in the first year of the credit period.

In general, a decrease in the AMI will require a reduction in the gross rent charged to low-income households unless rent would be reduced below the gross rent floor. Thus, the rent limitation for a unit does not have to be reduced below the initial permitted maximum rent which is charged to the low-income households.

- a. Decrease in income limits – Under United States Code Title 26, Subtitle A, Chapter 1, Subchapter A, Part IV, Subpart D, Section 42(g)(2)(A), the applicable income limits shall not be decreased below the limits for the first year of a development's occupancy for purposes of the development's applicable rents.
- b. Increase in income limits – If the applicable income limits increases, unit rents may be increased depending upon provisions of the lease.
- c. Changes in applicable utility allowance – Rental income may decrease due to an increase in the utility allowance.

F. Documentation

As required by the IRS, owners shall document a Development's continuing compliance with Housing Credit requirements by submitting an annual certification of program compliance (form AOC-1) to Florida Housing. Owners shall begin submitting certifications when a Development's Housing Credits are first claimed and annually thereafter until the end of the Compliance Period for the Development. This document shall be properly executed by the owner, or an agent with full authority to legally bind the owner.

Refer to Appendix Y for an example of the Annual Owner's Certificate of Continuing Program Compliance form AOC-1.

G. Procedures

1. Management Units

- a. Developments having a set-aside requirement totaling less than 100 percent shall place the management units in the non-set aside portion of its units.
- b. Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:
 - (1) The owner representative may request units to be exempted from income certification for full-time employees who are required to live on-site.

- (2) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the initial employee. The request shall include the employee's job title and reason for the requirement for living on-site.
- (3) Florida Housing shall accept or reject the initial request and respond in writing.
- (4) The approved management unit(s) shall be listed on the Program Report.
- (5) Once a management unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the employee who occupies the management unit. A management unit no longer required shall be rented to an income-eligible household.

2. Security (Courtesy) Officer Units

An IRS Private Letter Ruling issued 6/16/95, allowed a unit to be occupied by a security officer (a/k/a courtesy officer) if it was reasonably required by the development. The security officer unit shall not be included in the numerator or denominator when calculating the building's percentage of lower-income units.

Note: Private letter rulings are not precedent setting and do not bind the IRS. Nonetheless, they are usually viewed as an indicator of IRS's thinking on particular matters.

Items to be considered by an owner representative seeking to rely upon this letter ruling are:

The security officer may be a local law enforcement officer who lives on-site and performs safety and security services.

a. Security officer responsibilities include:

- (1) Performing safety and security services
- (2) Being on-site during the evening and nighttime hours to respond to resident requests for assistance, including complaints, unauthorized visitors, improper parking, and unauthorized use of community facilities
- (3) Organizing criminal background investigations, neighborhood watch programs, and educational activities for primary school age residents
- (4) Providing a daily log of activities to the development manager

b. General Instructions

- (1) Developments having a set-aside requirement totaling less than 100 percent shall place the security officer unit in the non-set aside portion of its units.

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- (2) Developments having a set-aside requirement totaling 100 percent of the units in the development shall follow the process below:
- (a) The owner representative may request units to be exempted from income certification for security officers who are required to live on-site.
 - (b) The owner representative shall make the initial request to Florida Housing, in writing, prior to occupancy by the officer.
 - (i) Documentation to justify the need for an officer to live on-site including a criminal activity report for the Development and/or the surrounding neighborhood
 - (ii) A list of duties to be performed by the officer
 - (c) Florida Housing shall accept or reject the initial request and respond in writing.
 - (d) The security officer unit(s) shall be listed on the Program Report.
 - (e) Once a security officer unit has been approved, changes only need to be reflected on the Program Report. It is not necessary to send a letter to Florida Housing when there are changes in the designated unit or the officer who occupies the unit. A security officer unit no longer required shall be rented to an income-eligible household.

H. Record Retention

- 1. Owners/Managers shall:
 - a. Report and keep records on a building-by-building basis.
 - b. Retain records of the entire first year's credit period for at least six years beyond the due date (with extensions) for filing the Federal Income Tax Return for the last year of the building's Compliance Period. Other years' records shall be kept for six years beyond the due date (with extensions) for filing that year's Federal Income Tax Return.

6.1 Income Limit Set-Aside Requirements

To comply with state law and rules governing the administration of the HOME Program, the set aside requirements shall be met from the date that the first unit is occupied or, if already occupied, from the date of loan closing. Refer to Appendix A for Income Limit schedules.

- A. Twenty percent of the HOME-assisted units shall be occupied by households with incomes at or below 50 percent of the Area Median Gross Income ("AMI"); and
- B. Eighty percent of the HOME-assisted units shall be occupied by households with incomes at or below 60 percent of AMI; or

If the development is a Disaster Relief development, 100 percent of the HOME-assisted units shall be occupied by households whose annual incomes do not exceed 80 percent of AMI.

The Regulatory Agreement shall describe the specific requirements applicable to the development.

6.2 Additional Commitments

- A. Deeper Skewing

The owner shall choose to set aside a greater percentage of the units at or below 50 percent of AMI.

- B. Demographic Commitments and Special Set Asides

Demographic commitments and special set asides provide for resident programs and serve the needs of the elderly, farmworker, homeless, and other communities. The Regulatory Agreement describes the specific requirements applicable to the development.

6.3 Certification of Household Eligibility

- A. Discrimination Against Rental Assistance Subsidy Holders Prohibited

The owner shall not refuse to lease HOME-assisted units to a Section 8 voucher holder or to the holder of a comparable document evidencing participation in a HOME tenant-based rental assistance program because of the status of the prospective resident as a holder of such voucher. Refer to Title24 Code of Federal Regulations, Chapter I, Part 92.252 (d).

- B. Initial Certification

The initial determination of household income shall be made as of the date the qualified household first occupies a HOME-assisted unit in the development.

- C. Recertification

For purposes of recertifying household eligibility, the determination of income shall be made on a continuing basis as of each anniversary of the date the household first occupied a HOME-assisted unit in the

development. As a practical matter, the owner representative may elect to recertify as of the first day of the month of the initial certification anniversary date.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

D. Income Changes after Initial Certification

1. Increase in Income

a. Developments funded with both HOME and Housing Credits

Housing Credit rules apply. Under the Housing Credit program, the household's rent is not adjusted, and the unit is not replaced by another comparable unit until household income rises above 140 percent of the Housing Credit program eligibility threshold.

b. HOME-Assisted Developments without Housing Credits

When increases in household income occur during the compliance/affordability period, the owner shall maintain compliance with HOME rent and occupancy requirements. The development shall maintain the correct number of Low HOME and High HOME rent units; and rents shall be adjusted for households whose incomes increase above 80 percent of the AMI. Refer to [6.3.D.5](#) for guidance in determining this adjustment of gross income and HOME rent.

- (1) If, upon recertification, the income of a household occupying a Low HOME rent unit increases, but does not exceed 80 percent of AMI, the rent of the household whose income has increased may, subject to the terms of the lease, be raised to the applicable High HOME rent and that unit may become a High HOME rent unit.

To replace the Low HOME unit,

(a) Floating HOME-assisted units

The owner shall rent the next available unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

(b) Fixed HOME-assisted units

The owner shall rent the next available HOME-assisted unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

This process shall not increase the required number of HOME-assisted units.

- (2) If, upon recertification, a household's income exceeds 80 percent of AMI, the unit the household occupies remains a HOME-assisted unit, however, the household's rent shall be

calculated using the Section 8 guidelines as shown in the example provided in [6.3.D.6](#).

To replace the HOME-assisted unit,

(a) Floating HOME-assisted units

The owner shall rent the next available unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's HOME-assisted unit requirement. The unit occupied by the over-income household is then not a HOME-assisted unit, and the rent of that unit shall be adjusted as appropriate.

(b) Fixed HOME-assisted units

The owner shall rent the next available HOME-assisted unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

This process shall not increase the required number of HOME-assisted units.

2. Increase in Household Size

If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement.

If the newly-constituted household meets the applicable eligibility requirements, the minimum requirement is completion of a new Tenant Income Certification containing all information pertaining to the new household member combined with the most recently certified income of the remaining members of the existing household. All application and verification procedures shall be adhered to. The new household member shall sign the form; however, it is not necessary for the existing household members to sign the new Tenant Income Certification; management shall instead reference the existing Tenant Income Certification on the signature line of the new Tenant Income Certification.

3. Decrease in Income

The income category may be changed due to a decrease in household aggregate income.

4. Decrease in Household Size

a. Developments funded with both HOME and Housing Credits

Housing Credit rules apply. Under the Housing Credit program, the household's rent is not adjusted, and the unit is not replaced

by another comparable unit until household income rises above 140 percent of the Housing Credit program eligibility threshold.

b. HOME-Assisted Developments without Housing Credits

When, during the compliance/affordability period, a decrease in household size causes household income to increase to a level greater than the applicable income limit, the owner shall maintain compliance with HOME rent and occupancy requirements. The development shall maintain the correct number of Low HOME and High HOME rent units; and rents shall be adjusted for households whose incomes increase above 80 percent of AMI. Procedures for determining this adjustment of gross income and HOME rent appear at section end.

- (1) If, upon recertification, the income of a household occupying a Low HOME rent unit increases due to a decrease in household size, but does not exceed 80 percent of AMI, the rent of the household whose income has increased shall, subject to the terms of the lease, be raised to the applicable High HOME rent and that unit shall become a High HOME rent unit.

To replace the Low HOME unit,

(a) Floating HOME-assisted units

The owner shall rent the next available unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

(b) Fixed HOME-assisted units

The owner shall rent the next available HOME-assisted unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

This process shall not increase the required number of HOME-assisted units.

- (2) If, upon recertification, a household's income exceeds 80 percent of AMI, the unit the household occupies remains a HOME-assisted unit; however, the household's rent shall be calculated using the Section 8 regulations as shown in the table at section end.

To replace the HOME-assisted unit,

(a) Floating HOME-assisted units

The owner shall rent the next available unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's HOME-assisted unit requirement. The unit occupied by the over-income household is then not a HOME-assisted unit, and the rent of that unit shall be adjusted as appropriate.

(b) Fixed HOME-assisted units

The owner shall rent the next available *HOME-assisted* unit in the development that is comparable in terms of size, features and number of bedrooms to a household that satisfies the development's Low HOME unit requirement.

This process shall not increase the required number of HOME-assisted units.

5. Adjusting Income of Over-Income Households

HUD regulations provide for allowances to be deducted from a household's annual income to achieve adjusted income. Adjusted income is derived by subtracting any of the following deductions (also called allowances) that apply to the household from a household's annual gross income:

- a. \$480 for each dependent (includes any of the following family members who are not the head of household or spouse: persons under 18, handicapped/disabled family members, or full-time students)
- b. Reasonable child care expenses (for children 13 and under) during the period for which annual income is computed that enable a family member to work or go to school, if no adult is available in the household to provide child care
- c. For elderly households only, medical expenses, including medical insurance premiums, in excess of three percent of annual income that are anticipated during the period for which annual income is computed and that are not covered by insurance
- d. Reasonable expenses in excess of three percent of annual income for the apparatus and care of a handicapped or disabled family member that enable that person or another person to work that are anticipated during the period for which annual income is computed
- e. \$400 for any elderly family (head of household or spouse is 62 or older or handicapped or disabled)

Over-income households in HOME-assisted units shall pay 30 percent of their adjusted income for rent and utilities. If 30 percent of an over-income household's adjusted income exceeds market rents, the development owner shall charge the market rent.

For a detailed discussion of calculating annual and adjusted income under Section 8 rules, see the HOME Model Series "Technical Guide for Determining Income and Allowances for the HOME Program." For up-to-date rules and requirements, consult the regulations at United States Code Title 24, Chapter I, Part 5.611.

6. Example for Determining Adjusted Gross Income and HOME Rent Household Income Increased to Greater Than 80% AMI

Income limit for four (4) person household at 80 percent AMI		\$	27,900
Grandmother – head of household	-	Age	68
Father	-	Age	40
Mother	-	Age	35
Son	-	Age	15
Actual verified annual income at recertification		\$	30,000
\$ 30,000		Annual household gross income	
- 400		Less head of household elderly allowance	
- 480		Less dependent allowance,	
		Equals	
\$ 29,120		Adjusted Gross Income	
x 30	%	Percent of income household shall pay for rent,	
		Equals	
\$ 8,736		30 percent of annual Adjusted Gross Income	
÷ 12		Divided by 12 months,	
		Equals	
\$ 728		Adjusted monthly income (minimum rent)	
- 75		Less HUD utility allowance,	
		Equals	
\$ 653		Monthly household rent for HOME Assisted unit	

6.4 Rent Restrictions

Rents are restricted for the length of the compliance/affordability period. Rents are determined on an annual basis by the U.S. Department of Housing and Urban Development (HUD) and distributed by Florida Housing to owners and management company personnel. Refer to Appendix C for maximum allowable HOME rent schedules.

A. Low HOME Rents

A minimum of 20 percent of the HOME-assisted units shall have rents that are the lesser of (1) Fair Market Rents (FMR) or (2) 30 percent of 50 percent of AMI less the applicable utility allowance for the unit.

B. High HOME Rents

The remaining HOME-assisted units in the development shall have rents that are the lesser of (1) FMR or (2) 30 percent of 65 percent of AMI less the applicable utility allowance for the unit.

EXCEPTION NOTE: The High HOME Rents and Low HOME Rents are the MAXIMUM rents, which can be charged with the following exception: If a development has a federal or state project-based rental subsidy and the

household pays no more than 30 percent of its adjusted income toward rent, the maximum rent shall be the rent allowable under the project-based rental subsidy program (United States Code Title 24, Subpart F, Subsection 92.252(b)(2)). This does not apply to units with occupants participating in the Section 8 Voucher Program.

C. Disaster Relief Rents

If the development is a Disaster Relief development, rents for HOME-assisted units shall not exceed the HUD Section 8 Fair Market Rent (FMR) less the applicable utility allowance for the unit.

D. Floating Units

For developments with both assisted and non-assisted units, the program administrator or owner shall select fixed or floating units at the time of development commitment.

When HOME-assisted units are “floating”, the units that are designated as HOME-assisted may change over time as long as the total number of HOME-assisted units in the development remains constant.

E. Utility Allowance

The utility allowance is an estimate of the cost of monthly utilities for the unit type. If the household pays utilities (other than telephone), a utility allowance is deducted from the maximum Gross Rent allowed for the unit. The resulting figure is the maximum allowable household rent contribution.

Verification of utility allowances used to calculate maximum household rent contributions shall be obtained by the owner representative at least annually. Documentation of utility allowances shall be readily available to any interested party.

F. Household Rent Contribution

The household rent contribution plus the utility allowance cannot exceed the maximum gross rent allowed for the unit. The household rent contribution generally included only amounts paid by the household. Not included in the household rent contribution are:

1. Rental assistance payments, under Section 8 of the United States Housing Act of 1937, or under comparable rental assistance programs,
2. Amounts paid for optional supportive services.

G. Changes in Utility Allowance

If the applicable PHA utility allowance changes, the new utility allowance shall be used to compute gross rent of HOME-assisted units.

1. Rent Increases - Rents shall not be increased until the beginning of a new lease term, unless otherwise specified in the current lease.
2. Rent Reduction - If it is necessary to reduce rent as a result of a reduced income limit or an increased utility allowance, the households' rents shall be reduced with the next rental payment.

H. Changes in Maximum Allowable Rent

1. Any increase in rents for HOME-assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.
2. Regardless of changes in fair market rents and in median income over time, the HOME rents for a Development are not required to be lower than the HOME rent limits for the Development in effect at the time of Development Commitment.

Refer to Title 24 Code of Federal Regulations, part 92.252(f)(1).

6.5 Procedures

A. Management Units and Model Units

Management and model units are not allowed in HOME developments if the development is 100 percent HOME-assisted.

Developments having a HOME set-aside requirement totaling less than 100 percent shall place the management and model units in the non-set aside portion of its units.

B. Unoccupied Units

1. Floating HOME-assisted units

- a. The vacated unit shall be reoccupied by an eligible household in the appropriate income category to satisfy the development's HOME occupancy requirements; or
- b. Another comparable unit (comparable in terms of size, features, and number of bedrooms to the originally designated HOME-assisted unit) in the development shall be occupied by an eligible household of appropriate income category (United States Code Title 24, Subpart K, subsection 92.252(j)).

2. Fixed HOME-assisted units

- a. Fixed units remain the same throughout the Period Of Affordability.

Vacant units shall be filled in the same manner as required by HOME regulations; i.e., (i) 20 percent of the HOME-assisted units shall be occupied by households with incomes at or below 50 percent of AMI and (ii) 80 percent of the HOME-assisted units shall be occupied by households with incomes at or below 60 percent of AMI.

Vacant units are not counted in the HOME-assisted set-aside percentage.

C. Unit Transfers

An existing household transferring to another unit shall be treated as a

new move-in and follow all application, verification, and certification procedures. Income limits at the time of the move shall determine if the new unit shall be income eligible.

6.6 Compliance/Affordability Period

HOME-assisted rental units carry rent and occupancy restrictions for varying lengths of time, depending upon the average amount of HOME funds invested per unit:

- A. The minimum Period Of Affordability for rehabilitation developments is 15 years.
- B. The minimum Period Of Affordability for newly constructed rental housing is 20 years.
- C. The Period Of Affordability shall be extended until the loan is repaid as enumerated in Rule 67-48.020 (1), F.A.C.

The Regulatory Agreement shall describe the required compliance/affordability period for the development.

6.7 Relocation Requirements

A. Uniform Relocation Act – Relocation

Residential households in place prior to the submission of an application for HOME funding shall be provided with the opportunity to lease and occupy a suitable, decent, safe, sanitary and affordable dwelling unit in the building or development upon completion of the development. If the rehabilitation is such that it shall require the household to be temporarily relocated, the associated costs are an eligible cost of the development.

All HOME developments are subject to the Uniform Relocation Act (URA). When a development owner applies for HOME funding, the present residents shall be provided certain protections. These include:

- 1. Written notices of the right to remain or the need to relocate
- 2. Payment of costs associated with temporary relocation
- 3. Payments for those residents, which are required to move permanently

B. Minimizing Displacement

Consistent with other goals and objectives of the HOME Program, the grantee (participating jurisdiction/State recipient/CHDO/Native American tribe) shall assure that it has taken all reasonable steps to minimize displacement (direct or indirect) that occurs as a result of a development assisted with HOME funds. To the extent feasible, residential residents of dwellings to be rehabilitated shall be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary, and affordable dwelling in the building/complex upon completion of the development.

C. Current Residents - Over Income

No HOME funds can be used to assist a unit in which the occupant's

income is above the 80 percent AMI limit at the time HOME funds are committed to the development. These residents shall be eligible for HOME Relocation Assistance. Refer to U.S. Department of Housing and Urban Development Handbook 1378, Resident Assistance, Relocation and Real Property Acquisition, September 1990, for relocation procedures.

6.8 Affirmative Fair Housing Marketing

HUD regulations require developments insured and/or subsidized under programs administered by HUD to implement an Affirmative Fair Housing Marketing Plan ("AFHMP"), Form HUD-935.2, approved for the development.

A. Key Requirements

1. The marketing effort shall attract broad cross section of the eligible population without regard to race, color, religion, sex, disability, familial status, or national origin.
2. Whenever additional applicants are needed to fill available units, advertising shall be carried out in accordance with the Florida Housing-approved AFHMP.

B. Affirmative Fair Housing Marketing Plan

Owners shall comply with the requirements of their Florida Housing-approved AFHMP, which is designed to promote equal housing choice for all prospective residents regardless of race, color, religion, sex, disability, familial status, or national origin.

1. The purpose of the plan is to ensure that eligible families of similar income levels shall have a similar range of housing opportunities.
2. The plan outlines marketing strategies the owner shall use, including special efforts to attract persons who are least likely to apply because of such factors as the racial and ethnic composition of the neighborhood in which the development is located. Marketing shall also seek to reach potential applicants outside the immediate neighborhood if marketing only within the neighborhood shall create a disparate impact against certain classes (i.e., if the entire neighborhood includes no minorities).
3. Owners shall monitor the results of the marketing effort and adjust their marketing techniques as necessary.

6.9 Record Retention

The key regulatory citation pertaining to record retention is Title 24 Code of Federal Regulations, Subpart K, Section 92.508.

A. Owners/managers shall, at a minimum, retain and provide access to records as follows:

1. Period of Record Retention
 - a. Except as provided in paragraphs (2), (3), or (4) of this section, records shall be retained for five years after closeout of the funds.

- b. If any litigation, claim, negotiation, audit, or other action has been started before the expiration of the required period (3 years), the records shall be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular period, whichever is later.
 - c. Records regarding affordable housing, income targeting, equal opportunity, affirmative marketing, flood insurance, written agreements, resident files and records, and inspection and monitoring reports shall be retained for five years after the required period of affordability.
 - d. Records covering displacements and acquisitions shall be retained for at least five years after the date by which all persons displaced from the development and all persons whose property is acquired for the development have received the final payment to which they are entitled.
2. Access to Records
- a. The participating jurisdiction shall provide citizens, public agencies, and other interested parties with reasonable access to records while adhering to applicable state and local laws regarding privacy and obligations of confidentiality.
 - b. HUD and the Comptroller General of the United States, or any of their representatives, have the right of access to any pertinent books, documents, papers or other records of the participating jurisdiction, state recipients, and subrecipients, in order to make audits, examinations, excerpts, and transcripts.

NOTE: HOME Developments utilizing Housing Credits shall also keep records in accordance with Housing Credit program requirements. Refer to Chapter 5, Housing Credit.

7.1 General

Prospective applicants shall be advised that maximum income limits apply, that the amount of household income shall be verified, and household members shall be required to execute a Tenant Income Certification. If, after initial certification and move in, another person wishes to join the household, management shall determine, prior to move-in of the new person, whether the unit continues to meet the applicable eligibility requirements. Income limits in effect at the time the household member is to be added shall be used. Management shall not allow an additional person to move into a unit if it jeopardizes compliance with the requirements of the Regulatory Agreement. When applicable, prospective applicants shall be advised of recertification requirements.

7.2 Income Eligibility

A. MMRB Post 1986, MMRB 501(c)(3), SAIL, HC, HOME

For developments which are required to certify only lower-income households, applicants shall be considered qualified if the combined income for the household at move-in does not exceed the income limits applicable to the development.

For purposes of satisfying income eligibility requirements, the determination of income shall be made on the date the certified household first occupies a residential unit in the development and on an ongoing basis. Owners shall conduct a recertification of household income and composition at least annually.

B. MMRB Pre – 1986 and MMRB Interim

For those developments with both lower-income and eligible middle-income requirements, applicants shall be considered qualified if the combined income for the household at move-in does not exceed the income limits applicable to the development. For purposes of satisfying income eligibility requirements, the determination of income shall be made on the date the certified household first occupies a residential unit in the development.

7.3 Additional Considerations

A. Student Household Eligibility

A student is a person carrying a subject load considered full-time by the educational institution being attended, or who shall be a full-time student at an educational institution during five (5) months of the calendar year.

Regulations provide that a household shall not qualify if all occupants are full-time students unless the household meets one of the exceptions identified below.

If, upon recertification, all of the occupants are determined to be full-time students, the unit shall no longer qualify unless the household meets one of the exceptions identified below.

NOTE: Developments participating in multiple programs shall apply the most restrictive requirements.

1. Program Exceptions

a. MMRB – Pre 1986 and Interim

The students are married and are entitled to file a joint tax return

b. MMRB – Post 1986, SAIL, and HC (alone or combined with other programs)

- (1) Student households that receive Temporary Assistance for Needy Families (TANF) or its equivalent
- (2) The students are enrolled in a job training program receiving assistance under the Job Training Partnership Act (JTPA) or under other similar Federal, State, or local laws
- (3) The students are single parents and their children and such parents are not dependents (as defined by Internal Revenue Code Section 152) of another individual and such children are not dependents (as so defined) of another individual other than a parent of such children.
- (4) The students are married and file a joint tax return
- (5) The student is a former foster child in transition to independence

c. HOME

HUD places no restriction on occupancy by students

7.4 Application

A fully completed application is necessary for an accurate determination of eligibility. The information furnished on the application shall be used as a tool to determine all sources of income including total assets and asset income. If the development's application for residency does not request information regarding total assets and asset income, an asset addendum to the application shall be used. Refer to Appendix N for an example of the asset affidavit.

It is management's responsibility to obtain sufficient information on all applicants to completely process the application. Florida Housing recommends that roommates complete separate applications.

Florida Housing does not prescribe an application format; however, the application shall include:

- A. The name, age, occupation, and student status of all persons expected to occupy the unit (legal name shall be given just as it shall appear on the Lease and Income Certification);
- B. All sources and amounts of current and anticipated annual income including but not limited to employment, child support, retirement, etc. (including total assets and asset income) expected to be derived during the twelve-month certification period; and,

(including total assets and asset income) expected to be derived during the twelve-month certification period; and,

- C. The signature of the applicant and the date the application was completed.

It shall be necessary to explain to the applicant that all information provided is considered sensitive and shall be handled accordingly.

7.5 Verification

- A. Regular sources of income must be verified.
- B. Verification shall be received by management prior to execution of the Tenant Income Certification and move in.
- C. When written verification is not possible prior to move in, direct contact with the source will be acceptable only as a last resort. The conversation shall be documented in the household's file and shall include all the information that a written verification would include. The name and title of the contact, the name and title of the owner representative accepting the information, and the date of the direct contact shall be included. Continued follow up with the third party to obtain written verification is recommended.

Refer to Chapter 10, Verification Requirements, for guidance.

7.6 Leases

Lease forms shall include provisions as addressed in the Florida Residential Landlord and Tenant Act (Chapter 83, Part II of the Florida Statutes).

- A. The lease shall include:
 - 1. The legal name of all occupants
 - 2. A description of the unit to be rented
 - 3. The move-in date
 - 4. The term of the lease, including the beginning and ending dates
 - 5. The rent charged
 - 6. Relevant provisions of the Regulatory Agreement
- B. The initial lease term shall meet the requirement of the program in which the development participates.
- C. Only occupants of the unit shall be included on or sign the lease.
- D. Assignment or subletting of leases is not permissible.
- E. Lease Guarantor

Lease guarantors are permitted. The guarantor does not appear on the lease as a lessee, or occupy the unit.

If the guarantor makes recurring financial contribution to the household, the contribution is considered annual income.

7.7 Tenant Income Certification

A. General Information

The Tenant Income Certification form is used to certify a household's eligibility to meet the qualification requirements according to the programs applicable to the development.

A UNIT SHALL NOT BE COUNTED AS A SET-ASIDE UNIT UNLESS THE HOUSEHOLD RESIDING IN THE UNIT IS PROPERLY CERTIFIED.

1. Initial Certification

The initial determination of household income shall be made on the date the qualified household initially occupies a unit.

a. Steps for Initial Certification

- (1) Interview household members to obtain current information on anticipated income, assets, and household composition for the ensuing certification year, and have household members sign the verification form giving permission for release of the information requested.
- (2) Verify the household's income (refer to Chapter 10 Verification Requirements).
- (3) Utilize the Florida Housing Tenant Income Certification form, or other acceptable form, for qualified households. Refer to Appendix Q for an example of the Florida Housing Tenant Income Certification form.

Acceptable forms for certification are:

- (a) Florida Housing Tenant Income Certification Form
- (b) HUD Form 50059 or equivalent; refer to Chapter 10, Section 10.4, part A.2.
- (c) HUD Form 50058 or equivalent with PHA Applicant/Tenant Certification
- (d) RD Tenant Certification Form 1944-8

2. Recertification

The income of a household occupying a set-aside unit in the development shall be recertified at least annually on the basis of the current anticipated Annual Household Income. This requirement does not apply to MMRB Pre-1986 or MMRB Interim Developments.

The effective date of Annual Recertification shall be determined by the month the household initially occupied the unit. However, the effective

dates for RD developments participating in the HC Program shall be determined in accordance with RD regulations.

Example: Household moved into unit August 10, 2002. The Annual Recertification could be effective August 1st for each succeeding year.

a. Steps for Recertification

It is recommended that all steps shall be completed at least 35 days before the effective date. Early completion shall enable the owner to give the household 30 days advance notice of any increase in rent.

- (1) Maintain a tracking system to facilitate timely completion of recertification.
- (2) Provide written notice to household regarding upcoming recertification approximately ninety (90) days in advance.
- (3) Schedule an appointment for an interview.
- (4) Interview household members to obtain current information on anticipated income, assets, and household composition for the ensuing certification year, and have household members sign the verification form giving permission for release of the information requested. To facilitate the interview it is recommended that a recertification questionnaire be used.
- (5) Verify the household's income (refer to Chapter 10 Verification Requirements).
- (6) Utilize the Florida Housing Tenant Income Certification form, or other acceptable form, for qualified households. Refer to Appendix Q for an example of the Florida Housing Tenant Income Certification form.

Acceptable forms for recertification are:

- (a) Florida Housing Tenant Income Certification Form
 - (b) HUD Form 50059 or equivalent; refer to Chapter 10, Section 10.4, part A.2.
 - (c) HUD Form 50058 or equivalent with PHA Applicant/Tenant Certification
 - (d) RD Tenant Certification Form 1944-8
- (7) Notify household of any rent change resulting from the recertification.

8.1 Introduction

Determining Annual Income discusses the requirements regarding annual income and the procedure for calculating Annual Household Income when determining eligibility. Refer to Appendix E for a list of income types that are included in anticipated Annual Household Income and to Appendix F for a list of those that are not.

- A. Owners shall determine the amount of a household's income before the household is allowed to move into a unit and at least annually thereafter. HUD regulations specify the types and amounts of income to be included in the calculation of annual income.
- B. Although the definitions of annual income used for the programs covered in this guidebook have some similarities with rules used by the U.S. Internal Revenue Service (IRS), the tax rules are different from HUD program rules.

8.2 Regulations

The key regulatory citation pertaining to this chapter is Title 24 Code of Federal Regulation Part 5.609, Annual Income.

8.3 Requirements

- A. Annual income is the amount of income that is used to determine a household's eligibility.
- B. Annual income is the amount anticipated to be received by a household during the 12-month period following move-in or recertification effective date.
- C. Annual income includes all amounts that are not specifically excluded by regulation.
- D. Annual income includes amounts derived (during the 12-month certification period) from Assets to which any member of the household has access. (Refer to Chapter 9 for guidance on determining income from Assets).

8.4 Methods for Projecting and Calculating Annual Income

- A. The requirements for determining whether a household is eligible for occupancy require the owner to project or estimate the annual income that the household expects to receive. There are several ways to make this projection. The following are two acceptable methods for calculating the annual income anticipated for the coming year:
 - 1. Generally the owner shall use current circumstances to anticipate income. The owner calculates projected annual income by annualizing current income. Income that may not last for a full 12 months (e.g., unemployment compensation) shall be calculated assuming current circumstances will last a full 12 months.
 - 2. If information on changes expected to occur during the year is available, use that information to determine the total anticipated

income from all known sources during the year. For example, if a verification source reports that a union contract calls for a 2% pay increase midway through the year, the owner shall add together the total income for the months before, and the total income for the months after the increase.

Example - Calculating Anticipated Annual Income

A teacher’s assistant works nine months annually and receives \$1,300 per month. During the summer recess, the teacher’s assistant works for the Parks and Recreation Department for \$600 per month.

Calculate annual income based on anticipated changes through the year:

\$ 11,700	(\$ 1,300 x 9 months)
+ 1,800	(\$ 600 x 3 months)
\$ 13,500	

- B. Once all sources of income are known and verified, owners shall convert reported income to an annual figure. Convert periodic wages to annual income by multiplying:
1. Hourly wages by the number of hours worked per year (2080 hours for full-time employment with a 40-hour week and no overtime).
 2. Weekly wages by 52.
 3. Bi-weekly wages (paid every other week) by 26.
 4. Semi-monthly wages (paid twice each month) by 24.
 5. Monthly wages by 12.

To annualize other than full-time income, multiply the wages by the actual number of hours or weeks the person is expected to work.

Example - Anticipated Increase in Hourly Rate

February 1	Certification effective date
\$7.50/hour	Current hourly rate
\$8.00/hour	New rate to be effective March 15

(40 hours per week x 52 weeks = 2,080 hours per year)

February 1 through March 15	=	6 weeks
6 weeks x 40 hours	=	240 hours
2,080 hours minus 240 hours	=	1,840 hours
(check: 240 hours + 1,840 hours	=	2,080 hours)

Annual Income is calculated as follows:

240 hours x \$7.50	=	\$ 1,800
1,840 hours x \$8.00	=	\$ 14,720
Anticipated Annual Income		\$ 16,520

- C. Some circumstances present more than the usual challenges to estimating anticipated income. Examples of challenging situations include a

household that has sporadic work or seasonal income or a resident who is self-employed. In all instances, owners are expected to make a reasonable judgment as to the most reliable approach to estimating what the household will receive during the year.

8.5 Whose Income is Counted

A. Income of Household Members

1. **Adults.** Count the annual income of the head, spouse or co-head, and other adult members of the household. In addition, persons under the age of 18 who have entered into a lease under State law are treated as adults and their annual income shall also be counted. These persons will be either the head, spouse, or co-head and are sometimes referred to as emancipated minors.

NOTE: If an emancipated minor is residing with a household as a member other than the head, spouse, or co-head, the individual would be considered a dependent and his or her income handled in accordance with the following section.

2. **Other household members.** Some income received by or on behalf of other household members is counted and some is not.
 - a. *Earned* income of minors (household members under 18) is not counted.
 - b. Benefits or other *unearned* income of minors *is* counted and is reflected on the Tenant Income Certification as income of the payee.
 - c. A small amount of the earned income of full-time students who are 18 years of age or older will be counted. If the income is less than \$480 annually, count all the income. If the annual income exceeds \$480, count \$480 and exclude the amount that exceeds \$480.
 - d. All income of a full-time student, 18 years of age or older, is counted if that person is the head of the household, spouse, or co-head.
 - e. Payments received by the household for the care of foster children or foster adults are not counted, nor are adoption assistance payments in excess of \$480. This rule applies only to payments made through the official foster care relationships with local welfare agencies.

Whose Income is Counted?

Members	Employment Income	Other Income (including income from assets)
Head	Yes	Yes
Spouse	Yes	Yes
Co-head	Yes	Yes
Other adult	Yes	Yes

Child under 18	No	Yes
Full-time student over 18	See Note	Yes
		Other Income (including income from assets)
Nonmembers	Employment Income	
Foster child	No	No
Foster adult	No	No
Live-in aide	No	No

NOTE: The earned income of a full-time student 18 years old or older who is not the head, co-head, or spouse is excluded to the extent that it exceeds \$480.

B. Income of Temporarily Absent Household Members

1. Owners shall count all income of household members approved to reside in the unit, even if some members are temporarily absent.
2. If the owner determines that an absent person is no longer a household member, the individual shall be removed from the lease and the Tenant Income Certification.
3. A temporarily absent individual on active military duty shall be removed from the household and his or her income shall not be counted unless that person is the head of the household, spouse, or co-head.
 - a. However, if the spouse or dependents of the person on active military duty reside in the unit, income of the persons residing in the unit shall be counted in full, even if the military member is not the head, or spouse of the head, of the household.
 - b. The income of the head, spouse, or co-head will be counted even if that person is temporarily absent for active military duty.

8.6 Calculating Income – Elements of Annual Income

A. Educational Scholarships or Grants

All forms of student financial assistance (grants, scholarships, educational entitlements, work study programs, and financial aid packages) are excluded from annual income. This is true whether the assistance is paid to the student or directly to the educational institution.

B. Alimony or Child Support

Count the amount specified in a divorce settlement or separation agreement unless the applicant:

1. Certifies the income is not being provided, and
2. Has made reasonable effort to collect the amounts due, including filing with courts or agencies responsible for enforcing payments.

When child support or alimony are received but are not court ordered the annual amount is included as income.

Alimony or child support paid by a member of the household is counted as income, even if it is garnished from wages.

C. Contributions and Gifts

1. Owners shall count as income any regular contributions and gifts from persons outside the household. These sources may include rent and utility payments paid on behalf of the household and other cash or noncash contributions provided on a regular basis.

Examples - Regular Cash Contributions

A resident's father pays her monthly utility bills. On average he provides \$100 each month. The \$100 per month shall be included in the household's annual income.

The daughter of an elderly tenant pays her mother's \$175 share of rent each month. The \$175 value shall be included in the household's annual income.

2. Among the items that are excluded from annual income are the values of:
 - a. The Meals on Wheels program or other programs that provide food for the needy;
 - b. Groceries provided by persons not living in the household; and
 - c. Amounts received under the Food Stamp Act of 1977, the School Lunch Act and the Child Nutrition Act of 1966, including reduced lunches and food under the Special Supplemental Food Program for Women, Infants and Children (WIC).
 - d. Contributions paid directly to the childcare provider by persons not living in the unit.
 - e. Temporary, nonrecurring, or sporadic income (including gifts).

D. Income from a Business or Profession

When calculating annual income, owners shall include the net income from operation of a business or profession including self-employment income and rental of real estate. Net income is gross income less business expenses, interest on loans, and depreciation computed on a straight-line basis, as provided in Internal Revenue Services (IRS) Regulations.

1. In addition to net income, owners shall count any salaries or other amounts distributed to household members from the business, and cash or assets withdrawn by household members, except when the withdrawal is a reimbursement of cash or assets invested in the business.
2. When calculating net income, owners shall not deduct principal payments on loans, interest on loans for business expansion or capital

improvements, other expenses for business expansion, or outlays for capital improvements.

3. If the net income from a business is negative, it shall be counted as zero income. A negative amount shall not be used to offset other household income.

E. Adjustments for Prior Overpayments of Benefits

If an agency is reducing a household's benefits to adjust for a prior overpayment (e.g., social security, SSI, TANF, or unemployment benefits), count the amount that is actually provided after the adjustment.

Example - Adjustment for Prior Overpayment of Benefits

Mr. Green's social security payment of \$250 per month is being reduced by \$25 per month for a period of six months to make up for a prior overpayment. Count his Social Security income as \$225 per month for the next six months and as \$250 per month for the remaining six months.

F. Periodic Payments from Long-Term Care Insurance, Pensions, Annuities, and Disability or Death Benefits

The full amount of **periodic payments** from annuities, insurance policies, retirement funds, pensions, and disability or death benefits are included in annual income. Payments such as Black Lung Sick Benefits, Veterans Disability, Dependent Indemnity Compensation for the Widow of a Killed in Action Serviceman are examples of such periodic payments.

G. Income from Training Programs

1. Amounts received under HUD-funded training programs are excluded from annual income.
2. Earnings and benefits received by any household member due to participation in qualifying State or local employment training programs are excluded.

H. Resident Services Stipend

A resident services stipend is a modest amount of money received by a resident for performing a service for the owner on a part-time basis. Such services may include, but are not limited to fire patrol, hall monitoring, lawn maintenance, and resident initiatives coordination. Refer to Title 24 Code of Federal Regulations, Part 5.609(c)(8)(iv).

1. If the resident stipend exceeds \$200 per month, owners shall include the entire amount in annual income.
2. If the resident stipend is \$200 or less per month, owners shall exclude the resident services stipend from annual income.
3. No resident may receive more than one such stipend during the same period of time.

I. Lump Sum Payments Counted as Income

1. Generally, lump sum amounts received by a household, such as inheritances, insurance settlements, or proceeds from sale of property are considered assets, not income.
2. When social security or SSI benefit income is paid in a lump sum as a result of deferred periodic payments, that amount is *excluded* from annual income.
3. Lottery winnings paid in one payment are treated as assets. Lottery winnings *paid in periodic payments* shall be counted as income.

8.7 Exclusions from Income

Many of the items listed as exclusions from annual income under HUD requirements are items that the IRS includes as taxable income. Therefore, it is important for owners to focus specifically on the HUD requirements regarding annual income. Refer to Appendix F for a list of income exclusions.

9.1 What is Considered an Asset?

- A. Assets are items of value that may be turned into cash. A savings account is a cash Asset. The bank pays interest on the Asset. The interest is the income from that Asset.
- B. Some individuals have Assets that are not earning interest. A quantity of money is an Asset: it is a thing of value that could be used to the benefit of its owner, even though it is not producing income.
- C. Some belongings of value are not considered Assets. Necessary personal property is not counted as an Asset. Refer to Appendix G for a list of items that are considered Assets and to Appendix H for a list of items that are not considered Assets.

9.2 Determining the Total Cash Value of Family Assets

It is necessary to first determine whether the total cash value of family Assets exceeds \$5,000.

- A. The cash value of an Asset is the market value less reasonable expenses that would be incurred in selling or converting the Asset to cash, such as the following:
 - 1. Penalties for premature withdrawal;
 - 2. Broker and legal fees;
 - 3. Settlement costs for real estate transactions.

The cash value is the amount the household could actually receive in cash, if the household converted an Asset to cash.

Example - Calculating the Cash Value of an Asset

A family has a certificate of deposit (CD) in the amount of \$5,000 paying interest at 4%. The penalty for early withdrawal is three months of interest.

$\$5,000 \times 0.04$ is \$200 in annual income
 $\$200/12$ months = \$16.67 interest per month
 $\$16.67 \times 3$ months = \$50.01
 $\$5,000 - \$50 = \$4,950$ cash value of CD.

- B. It is essential to note that a household is not required to convert an Asset to cash. Determining the cash value of the Asset is done simply as a calculation by the owner because it is a required step when determining income from Assets under program requirements.

Example - Determining the Cash Value of an Asset

The cash value is the market value or the amount another person would pay to acquire the Asset less the cost to turn the Asset into cash.

If a household owns real estate, it may be necessary to consider the household's equity in the property as well as the expense to sell the property.

To determine the household's equity, subtract amounts owed on the property from its market value:

$$\begin{array}{r} \text{Market value} \\ - \quad \underline{\text{Mortgage amount owed}} \\ = \quad \text{Equity in the property} \end{array}$$

Calculate the cash value by subtracting the expense of selling the property:

$$\begin{array}{r} \text{Equity} \\ - \quad \underline{\text{Expense of selling}} \\ = \quad \text{Cash Value} \end{array}$$

Applicant/Resident owns a rental house. The market value is \$100,000. They owe \$60,000. The cost to dispose of this house would be \$8,000. The owner would determine the cash value as follows:

$$\begin{array}{r} \text{Market Value} \qquad \qquad \qquad \$100,000 \\ \text{Mortgage Amount} \qquad \qquad \qquad - \underline{\$60,000} \\ \qquad \qquad \qquad \qquad \qquad \qquad \qquad 40,000 \end{array}$$

$$\begin{array}{r} \text{Cost of disposing of the Asset} \\ \text{(real estate commission, and} \\ \text{other costs of sale)} \qquad \qquad \qquad - \underline{\$8,000} \\ \text{Cash Value} \qquad \qquad \qquad \qquad \qquad \qquad \qquad \$32,000 \end{array}$$

9.3 Assets Owned Jointly

- A. If Assets are owned by more than one person, prorate the Assets according to the percentage of ownership. If no percentage is specified or provided by a State or local law, prorate the Assets evenly among all owners.
- B. If an Asset is not effectively owned by an individual, do not count it as an Asset. An Asset is not effectively owned when the Asset is held in an individual's name, but (a) the Asset and any income it earns accrue to the benefit of someone else who is not a member of the family and (b) that other person is responsible for income taxes incurred on income generated by the Assets.
- C. Determining which individuals have ownership of an Asset requires collecting as much information as is available and making the best judgment possible based on that information.
 1. In some instances, but not all, knowing whose social security number is connected with the Asset may help in identifying ownership. Owners shall be aware that there are many situations in which a social security number

connected with an Asset does not indicate ownership and other situations where there is ownership without connection to a social security number.

2. Determining who has contributed to an Asset or who is paying taxes on the Asset may assist in identifying ownership.

9.4 Determining Income from Assets

Annual income includes amounts derived from Assets to which household members have access.

- A. The calculation to determine the amount of income from Assets to include in annual income considers both of the following:
 1. The total cash value of the household Assets; and
 2. The amount of income those Assets are earning or could earn.
- B. The rule for calculating income from Assets differs depending on whether the total cash value of family Assets is \$5,000 or less or is more than \$5,000.

9.5 Calculating Income from Assets When Assets Total \$5,000 or Less

If the total cash value of all household Assets is \$5,000 or less, the actual income the household receives from Assets is the amount that is included in annual income as income from Assets.

Example - Use Actual Income from Assets When Total Net Family Assets are \$5,000 or Less

Type of Asset	Cash Value	Actual Yearly Income
Certificate of Deposit \$1,000 withdrawal fee \$50 interest @ 4%	\$950	\$40
Savings Account \$500 interest @ 2.5%	\$500	\$12.50
Stock \$300 Not paying dividends	\$300	\$0
Total	\$1,750	\$52.50

The total cash value of the household Assets is \$1,750. Therefore, the amount that is added to annual income as income from Assets is the actual income earned or \$52.50.

9.6 Calculating or Imputing Income from Assets When Assets Exceed \$5,000

When net household Assets total more than \$5,000, annual income includes the greater of the following:

A. Actual Income

The actual income the household receives from Assets. Total the actual income from net household Assets; or

B. Imputed Income

Imputed means “attributed” or “assigned”. Imputing income from Assets is “assigning” an amount of income (based upon the current passbook savings rate as established by HUD) solely for the sake of the annual income calculation. The Imputed income from such an Asset is the interest the money **would earn** if it were put in a savings account; imputed income is not real income. The passbook rate is currently set at 2.0%

To begin this calculation, first total the cash value of all Assets, then multiply the total cash value of all Assets by 2.0%. The product is the “imputed income” from Assets. Then, total the actual income from all Assets. The greater of the imputed income from Assets or the actual income from Assets is included in the calculation of annual income.

Example - Use Actual Income from Assets When Total Net Family Assets Exceed \$5,000

Type of Asset	Cash Value	Actual Yearly Income
Checking Account (non-Interest bearing)	\$455	\$0
Savings Account (interest at 2.5%)	\$6000	\$150
Stocks (not paying Dividends this year)	\$3000	\$0
Total	\$9,455	\$150

Total cash value of Assets is greater than \$5000. Therefore, it is necessary to compare the actual income from Assets to the imputed income from Assets

The total cash value of Assets (\$9,455) is multiplied by 2.0% to determine the imputed income from Assets

$$.02 \times \$9,455 = \$189$$

\$189 is greater than the actual income from Assets (\$150).

In this case, therefore, the owner will add \$189 to the annual income calculation as income from Assets.

9.7 Calculating Income from Assets - Specific Types of Assets

A. Trusts

1. Explanation of trusts

- a. A trust is a legal arrangement generally regulated by State law in which one party (the creator or grantor) transfers property to a second party (the trustee) who holds the property for the benefit of one or more third parties (the beneficiaries). A trust can contain cash or other liquid Assets or real or personal property that could be turned into cash. Generally, the Assets are invested for the benefit of the beneficiaries.
- b. Trusts may be revocable or non-revocable. A revocable trust is a trust that the creator of the trust may amend or end (revoke). When there is a revocable trust, the creator has access to the funds in the trust account. When the creator sets up a non-revocable trust, the creator has no access to the funds in the account.
- c. The beneficiary frequently will be unable to touch any of the trust funds until a specified date or event (e.g., the beneficiary's 21st birthday or the grantor's death). In some instances, the beneficiary may receive the regular investment income from the trust but not be able to withdraw any of the principal.
- d. The beneficiary and the grantor may be members of the same household. A parent or grandparent may have placed funds in trust to a child. If the trust is revocable, the funds may be accessible to the parent or grandparent but not to the child.

2. How to treat trusts

- a. The basis for determining how to treat trusts relies on information about who has access to either the principal in the account or the income from the account.
- b. Revocable trusts - If any member of the household has the right to withdraw the principal in the account, the trust is considered to be an Asset and is treated as any other bank account. The cash value of the trust (the amount the household member would receive if he or she withdrew all that could be withdrawn) is added to total net Assets. The actual income received is added to actual income from Assets.
- c. Non-revocable trusts - If no household member has access to either the principal or income of the trust at the current time, the trust is not included in the calculation of income from Assets or in annual income.

If only the income (and none of the principal) from the trust is currently available to a household member, the income is counted in annual income, but the trust is not included in the calculation of income from Assets.

- d. Non-revocable trust as an Asset disposed of for less than fair market value - If a resident sets up a non-revocable trust for the benefit of another person while residing in the development, the trust is considered an Asset disposed of for less than fair market value

If the trust has been set up so income from the trust is regularly reinvested in the trust and is not paid back to the creator, the trust is calculated as any other Asset disposed of for less than fair market value for two years and not taken into consideration thereafter.

- e. Non-revocable trust distributing income - When a resident places an Asset in a non-revocable trust but continues to receive income from the trust, the income is added to annual income and the trust is counted as an Asset disposed of for less than market value for two years. Following the two-year period, the owner will count only the actual income distributed from the trust to the resident.
 - f. Payment of principal from a trust - The beneficiary of a trust may receive funds from the trust in different ways. A beneficiary may receive the full value of a trust at one time. In that instance the funds would be considered a lump sum receipt and would be treated as an Asset. A trust set up to provide support for a person with disabilities may pay only income from the trust on a periodic basis. Occasionally, however, a beneficiary may be given a portion of the trust principal on a periodic basis. When the principal is paid out on a periodic basis, those payments are considered regular income or gifts and are counted in annual income.
3. Special needs trust

A special needs trust is a trust that may be created under some State laws, often by household members for disabled persons who are not able to make financial decisions for themselves. Generally, the Assets within the trust are not accessible to the beneficiary.

- a. If the beneficiary does not have access to income from the trust, then it is not counted as part of income.
- b. If income from the trust is paid to the beneficiary regularly, those payments are counted as income.

B. Annuities

1. Annuity facts and terms

- a. An annuity is a contract sold by an insurance company designed to provide payments, usually to a retired person, at specified intervals. Fixed annuities guarantee a certain payment amount, while variable annuities do not, but have the potential for greater returns.
 - (1) A hybrid annuity (also called a combination annuity) combines the features of a fixed annuity and a variable annuity.
 - (2) A deferred annuity is an annuity that delays income payments until the holder chooses to receive them. An immediate annuity is one that begins payments immediately upon purchase.
 - (3) A life annuity continues to pay out as long as the owner is alive. A single-life annuity provides income benefits for only one person. A joint life annuity is issued on two individuals and payments continue in whole or in part as long as either individual is alive.

- b. Generally, a person who holds an annuity from which he or she is not yet receiving payments will also be earning income. In most instances, a fixed annuity will be earning interest at a specified fixed rate similar to interest earned by a CD. A variable annuity will earn (or lose) based on market fluctuations, as in a mutual fund.
 - c. Most annuities charge surrender or withdrawal fees. In addition, early withdrawal usually results in tax penalties.
 - d. Depending on the type of annuity and the current status of the annuity, the owner will need to ask different questions of the verification source, which will normally be the applicant or resident's insurance broker.
2. Income after the holder begins receiving payments.
- a. When verifying an annuity, owners shall ask the verification source whether the holder of the annuity has the right to withdraw the balance of the annuity. For annuities without this right, the annuity is not treated as an Asset.
 - b. Generally, when the holder has begun receiving annuity payments, the holder can no longer convert it to a lump sum of cash.
 - (1) In this situation, the holder will receive regular payments from the annuity that will be treated as regular income and no calculations of income from Assets will be made.
 - (2) However, payments received from the annuity shall not be counted as income until the full amount that the holder invested in the annuity has been exceeded.
3. Calculations when an annuity is considered an Asset
- a. When an applicant or resident has the option of withdrawing the balance in an annuity, the annuity will be treated like any other Asset. If total net Assets exceed \$5,000, it will be necessary to determine the cash value of the annuity in addition to determining the actual income earned.
 - b. In most instances, an annuity from which payments have not yet been made is earning income on the balance in the annuity. A fixed annuity will earn income at a fixed rate in the same manner that a CD earns income. A variable annuity will earn (or lose) based on current market conditions, as with a mutual fund.
 - c. The owner will need to verify with the insurance agent or other appropriate source:
 - (1) That the holder has the right to withdraw the balance (even if penalties are involved).
 - (2) The basis on which the annuity may be expected to grow during the coming year.
 - (3) The surrender or early withdrawal penalty fee.

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- (4) The tax rate and the tax penalty that would apply if the household withdrew the annuity.
 - d. The cash value will be the full value of the annuity, less the surrender (or withdrawal) penalty, and less any taxes and tax penalties that would be due.
 - e. The actual income is the balance in the annuity times the percentage (either fixed or variable) at which the annuity is expected to grow over the coming year. (This money will be reinvested into the annuity, but it is still considered actual income.)
 - f. The imputed income from the Asset is calculated only after the cash value of all family Assets have been determined. Imputed income from Assets is calculated on the total cash value of all household Assets.
- C. Lump sum receipts counted as Assets
1. Commonly, when a household receives a large amount of money, a lump sum payment, the family will put the money in a checking or savings account, or will purchase stocks or bonds or a CD. Owners shall count lump sum payments received by a tenant as Assets. Examples of lump sum payments include the following:
 - a. Inheritances;
 - b. Capital gains;
 - c. Lottery winnings paid in one payment;
 - d. Cash from the sale of Assets;
 - e. Insurance settlements (including health and accident insurance, workers compensation, and personal and property losses); and
 - f. Any other amounts that are received in one-time lump sum payments.
 2. A lump sum payment is counted as an Asset only as long as the household continues to possess it. If the household uses the money for something that is not an Asset (a car, a vacation, education, etc.) the lump sum shall not be counted.
 3. It is possible that a lump sum or an Asset purchased with a lump sum payment may result in enough income to require the household to report the increased income at the next regularly scheduled annual recertification.
- D. Balances held in retirement accounts
1. Balances held in retirement accounts are counted as Assets if the money is accessible to the household member. For individuals still employed, accessible amounts are counted even if withdrawal would result in a penalty. However, amounts that would be accessible only if the person retired are not counted.
 2. IRA, Keogh, and similar retirement savings accounts are counted as Assets, even though withdrawal would result in a penalty.

3. Include contributions to company retirement/pension funds:
 - a. While an individual is employed, count only amounts the household can withdraw without retiring or terminating employment.
 - b. After retiring or terminating employment, count as an Asset any amount the employee elects to receive as a lump sum.
 4. Include in annual income any retirement benefits received through periodic payments.
- E. Mortgage or deed of trust

Occasionally, when an individual sells a piece of real estate, the seller may loan money to the purchaser through a mortgage or deed of trust. This may be referred to as a "contract sale".

A mortgage or deed of trust held by a household member is included as an Asset. Payments on this type of Asset are often received as one combined payment which includes interest and principal. The value of the Asset is determined by calculating the unpaid principal at the end of the 12 month period following certification. Each year this balance will decline as more principal is paid off. The interest portion of the payment is counted as actual income from an Asset.

F. Assets disposed of for less than fair market value

Applicants and residents shall declare whether an Asset has been disposed of for less than fair market value at each certification and recertification. Owners shall count Assets disposed of for less than fair market value during the two years preceding move in certification and annual recertification. The amount counted as an Asset is the difference between the cash value and the amount actually received.

1. Any Asset that is disposed of for less than its full value is counted, including cash gifts as well as property. To determine the amount that has been given away, owners shall compare the cash value of the Asset to any amount received in compensation.
2. However, the rule applies only when the fair market value of all Assets given away during the past two years exceeds the gross amount received by more than \$1,000.
3. When the two-year period expires, the income assigned to the disposed Asset also expires. If the two-year period ends in the middle of a recertification year, then the resident may request an interim recertification to remove the disposed Asset(s).
4. Assets disposed of for less than fair market value as a result of foreclosure, bankruptcy, divorce, or separation are not counted.
5. Assets placed in non-revocable trusts are considered as Assets disposed of for less than fair market value except when the Assets placed in trust were received through settlements or judgments.
6. Applicants and residents shall sign a self-verification form at their initial certification and each annual recertification identifying all Assets that have

been disposed of for less than fair market value or certifying that no Assets have been disposed of for less than fair market value.

- 7. Owners need verify only those certifications that do not appear to agree with reported information.

Examples - Asset Disposed of for Less than Market Value

- a. An applicant sold her home to her daughter for \$10,000. The home was valued at \$89,000 and had no loans secured against it. Broker fees and settlement costs are estimated at \$1,800.

\$89,000	Market value
<u>- 1,800</u>	Fees
\$87,200	Cash value
<u>- 10,000</u>	Sales price to daughter
\$77,200	Asset disposed of for less than fair market value

In this example the Asset disposed of for less than fair market value is \$77,200. That amount is counted as the resident’s Asset for two years from the date the sale took place.

(The \$10,000 received from the daughter may currently be in a savings account or other Asset or may have been spent. The \$10,000 will be counted as an Asset if the applicant has not spent the money.)

- b. A resident purchased a used car at a price of \$10,000 for her grandson and contributed \$8,000 to the college tuition of her granddaughter.

\$10,000	Automobile purchased as a gift
<u>8,000</u>	College tuition gift
\$18,000	Asset disposed of for less than fair market value.
	The \$18,000 disposed of for less than fair market value is counted as the resident’s Asset for two years from the date each Asset was given away.

10.1 General Requirements

- A. Owners shall verify income, assets, household characteristics, and circumstances that affect household eligibility according to the table below:

PROGRAM	VERIFICATION METHOD BASED UPON TOTAL NET HOUSEHOLD ASSET VALUE					
	Up To and Including \$5,000			In Excess of \$5,000		
	Asset	Asset Income	Impute Income	Asset	Asset Income	Impute Income
MMRB Lower Other Eligible (Middle)	Self	Self	No	Self	Self	Yes
	Self	Self	No	Self	Self	No
SAIL	Self	Self	No	Self	Self	Yes
HC	Self	Self	No	3rd	3rd	Yes
HOME	3rd	3rd	No	3rd	3rd	Yes

Key:

- Self Self- Declaration Affidavit is acceptable
- 3rd Third-Party Verification is required

- B. Applicants and adult household members shall sign consent forms to authorize the owner to collect information to verify eligibility and income.

10.2 Timeframe for Obtaining Verifications

Owners obtain verifications at the following times:

- A. Owners shall verify income and all eligibility requirements prior to initial move-in.
- B. Owners shall verify each household’s income as part of the annual recertification process. Refer to Chapter 7 for information on annual recertification.

10.3 Required Verification and Consent

Adult household members shall authorize owners to request independent verification of data required to confirm program eligibility. To provide owners with this authorization, adult household members shall sign two copies of the consent portion of the owner’s verification forms. Owners may create their own verification forms to request information from employers, child care providers, medical professionals, and others. Adult household members sign these forms at the time of certification and each recertification.

A. Owner-Created Verification Forms

1. Written third-party verifications are always preferred. Owners may create verification forms for specific verification needs.
2. It is important that the applicant or resident know from whom owners will request information and to whom the completed form will be returned.
 - a. Verification forms shall clearly state in a prominent location that the applicant or resident may not sign the consent if the form does not clearly indicate who will provide the requested information and who will receive the information.
 - b. Owners send the verification form with the applicant's or resident's original signature to the third-party source.
 - c. Owners retain a copy of the verification form.
 - d. Provide a copy to the applicant or resident upon request.
 - e. Upon return, all verifications shall be date-stamped.

Explain to the applicant/resident that all information provided is considered sensitive and will be handled accordingly.

B. Reasonable Accommodation

If an applicant or resident cannot read or sign a consent form due to a disability, the owner shall provide a reasonable accommodation.

Examples:

1. Provide forms in large print.
2. Provide readers for persons with visual disabilities.
3. Allow the use of a designated signatory.
4. Visit the person's home if the applicant or resident cannot travel to the office to complete the forms.

10.4 Verification Methods

Florida Housing programs require owners to use verification methods that are acceptable to HUD. HUD accepts three methods of verification. These are, in order of acceptability, third-party verification, review of documents, and applicant's/resident's affidavit. If third-party verification is not available, owners shall document the resident file to explain why third-party verification was not available. Refer to Appendix I for a detailed list of acceptable forms of verification according to factor to be verified.

A. Tenant Income Certification Forms

Tenant Income Certification forms from other federal programs may be accepted as verification of income.

1. HUD Form 50058, or equivalent, for households possessing a Section 8 Voucher issued by a public housing agency
 2. HUD Form 50059, or equivalent, for Developments with project based Section 8 assistance contracts (all supporting verification documentation shall be retained in the household's file)
 3. A letter from the housing authority that they have verified the household income is an acceptable form of verification in lieu of HUD Form 50058. The statement shall contain the amount of income for each household member and shall be signed and dated by the housing authority representative.
 4. USDA Rural Development Tenant Certification Form 1944-8
- B. Third-Party Verification

The following describes ways in which third-party verification may be obtained.

1. Written - Written documentation sent directly by a third-party source is the preferred method of verification. It is suggested that a self-addressed, stamped envelope be included with the request for verification.

The applicant or resident shall not hand-carry the verification to or from the third-party source.

2. Electronic - The owner may obtain accurate third-party written verification by facsimile, email, or Internet, if adequate effort is made to ensure that the sender is a valid third-party source.
 - a. Facsimile - Information sent by fax is most reliable if the owner and the verification source agree to use this method in advance during a telephone conversation. The fax shall include the company name and fax number of the verification source.
 - b. Email - Similar to faxed information, information verified by email is more reliable when preceded by a telephone conversation and/or when the mail address includes the name of an appropriate individual and firm.
 - c. Internet - Information verified on the Internet is considered third-party verification if the owner is able to view web-based information from a reputable source on the computer screen. The owner may accept a printout of the most recent statement if it includes (1) the relevant information required for a third-party verification, and (2) an Internet address and header or footer that identifies the company issuing the statement. If the owner has reason to question the authenticity of a document, the owner may require the resident to access the electronic file via the Internet in the owner's office, without providing the owner with username or password information.
 - d. Verbal - When written verification is not possible prior to move in, direct contact with the source will be acceptable only as a last resort. The conversation shall be documented in the household's file and shall include all the information that a written verification

would include. The name and title of the contact, the name and title of the owner representative accepting the information, and the date of the direct contact shall be included. Continued follow up with the third party to obtain written verification is recommended.

C. Documents Provided by Applicant

1. An owner may review documents submitted by the applicant or resident in one of the following situations:
 - a. Third-party verification is not possible or is not required - For example, verifying that a household member is over 62 years old is more appropriately accomplished by examining a birth certificate than through third-party verification.
 - b. Third-party verification is delayed - If information from a third party is not received in a timely manner, owners may consider original documents submitted by the applicant or resident. The owner may resort to a review of documents if the owner determines and documents that third-party verification cannot or will not be obtained.

For example, the owner sends a verification request to an applicant's or resident's bank, but does not receive a response from the bank. The owner calls the bank and learns that the bank's policy prohibits the verification required. The owner may accept original copies of the applicant's/resident's bank statements to verify saving and checking account information.

2. Copies of the reviewed documents shall be placed in the household's file. If copies cannot be made, the person reviewing the original documents shall list by name the documents reviewed and the information provided on the documents. The name and title of the owner representative accepting the information and the date shall be included.
3. Obtaining accurate verification through a review of documents requires the owner to consider the following:
 - a. *Is the document current?* Documentation may be inaccurate if it is not recent.
 - b. *Is the documentation complete?* Owners shall not accept pay stubs to document employment income unless the applicant or resident provides the most recent four to six consecutive pay stubs. Actual paychecks or copies of paychecks shall never be used to document income because deductions are not shown on the paycheck.
 - c. *Is the document an unaltered original?* Documents with original signatures are the most reliable. Photocopied documents generally cannot be assumed to be reliable.

D. Self Declaration

An owner may accept an applicant's/resident's self declaration regarding the trueness of information submitted if the information cannot be verified

by another acceptable verification method. The file shall contain written documentation of the attempts to obtain written verification. Continued follow up with the third party to obtain written verification is recommended.

10.5 Documenting Verifications

Owners shall include verification documentation in the resident file.

A. Third-Party Verification

Third-party verification received through the mail or by electronic transmission shall be retained in the resident file.

B. Telephone Verification

When verifying information by phone, the owner shall record and include in the resident's file the following information:

1. Third-party's name, position or title, and contact information;
2. Information reported by the third party;
3. Name and position or title of the person who conducted the telephone interview; and
4. Date and time of the telephone call.

C. Original Documents

When original documents are presented, for example a birth certificate, photocopy the original document(s) and place in the resident file with a notation that the document viewed and copied was an original. The notation shall include the name of the person who inspected the original document. If the document inspected was not an original, the notation shall also indicate evidence that the document was accurate and had not been subjected to tampering.

D. Documenting Why Third-Party Verification is Not Available

When third-party verification is not available, owners shall document in the file efforts made to obtain the required verification and the reason the verification was not obtained. The owner shall include the following documents in the applicant's or resident's file:

1. A written note to the file explaining why third-party verification is not possible; or
2. A copy of the date-stamped original request that was sent to the third party; and
3. Written notes or documentation indicating follow-up efforts to reach the third party to obtain verification.

10.6 Effective Term of Verifications

Signed verification consent forms shall be used within a reasonable time after the applicant or resident has signed if the signature is to represent a valid and current authorization by the household. Verified information shall be used in a timely manner since household circumstances are subject to change.

A. Effective Term of Verifications

1. Verifications are valid for 120 days from the **date of verification** by the owner.
2. If verifications are more than 120 days old, the owner shall obtain new verifications.

10.7 Inconsistent Information Obtained Through Verifications

The applicant shall explain any significant differences between the amounts listed on the application and amounts reported on third-party verifications. The file shall be documented to explain the difference.

The owner representative shall complete Program Reports which provide a unit-by-unit listing of all units in the development and give detailed information regarding the occupants' eligibility and the development's compliance with set-aside requirements.

The Program Report is submitted to the Compliance Monitor (Monitoring Agent), the Florida Housing Compliance Department, and if the development is MMRB to the Trustee. Please note that Florida Housing is the Compliance Monitor for Housing Credit developments that receive credits from the allocation for Rural Development (RD) 515 participants which do not participate in any other Florida Housing programs.

Florida Housing requests developments to submit the Excel file containing the Program Report to Florida Housing and the Compliance Monitor as an email attachment. Each development has a unique identifying key number; this key number must begin the Excel file name. The key number list has been posted on the Forms page of Florida Housing's Property Owners & Managers webpage. If you are unable to locate the Key Number for your development, please email ComplianceMail@floridahousing.org. Within the text of the email, please provide the name and address of the development.

The following email addresses have been designated for Program Reporting:

Florida Housing Finance Corporation (Tallahassee)	compliance.reporting@floridahousing.org
Amerinational Community Services	compliance@amerinational.net
First Housing (Tampa)	compliancereporting@firsthousingfl.com
Seltzer Management Group	compliance.reporting@seltzermanagement.com

A Program Report submission via email to an individual employee address alone shall not fulfill the reporting requirement. However, an individual employee may be included as an additional addressee.

To facilitate recording and processing, the Program Report file for each development should be transmitted by a separate email. The subject line of the transmittal email should begin with the key number referenced above.

11.1 Program Report Submission

A. Initial Program Report

- 1 Occupied Units at the Time of Bond/Loan Closing: The initial Program Report shall be prepared as of the last day of the calendar month during which the closing occurred and shall be submitted to Florida Housing and the Compliance Monitor no later than the 15th of the following month. The Compliance Monitor's copy of the Program Report shall be accompanied by executed Tenant Income Certification copies for ten percent (10%) of the certified units. If the initial Management Review and Physical Inspection is conducted prior to closing, the initial Program Report shall be submitted to Florida Housing and the Compliance Monitor prior to the initial review and the Compliance Monitor's copy shall be accompanied by executed Tenant Income Certification copies for ten percent (10%) of the certified units.
- 2 No Occupied Units at the Time of Loan Closing: The initial Program Report shall be prepared as of the last day of the month during which

the first unit is occupied and shall be due no later than the 15th of the following month.

- 3 Occupied Units at Execution of Carryover Allocation Agreement (Competitive HC): The initial Program Report shall be prepared as of the last day of the month during which the Carryover Allocation Agreement is executed and shall be due no later than the 15th of the following month.
 - 4 No Occupied Units at Execution of Carryover Agreement (Competitive HC): The initial Program Report shall be prepared as of the last day of the month during which the first unit is occupied and shall be due no later than the 15th of the following month.
 - 5 Non-competitive HC Without any Corporation-issued Bonds/Loans: The initial Program Report shall be prepared as of the last day of the calendar month during which final Housing Credit allocation occurred and shall be submitted no later than the 15th of the following month. The Servicer's copy of the Program Report shall be accompanied by executed Tenant Income Certification copies for ten percent (10%) of the certified units.
- B. Subsequent Program Reports shall be prepared as of the last day of each calendar month and are due no later than the 15th of each following month, according to the following example schedule.

Florida Housing or the Compliance Monitor may request Program Reports and/or resident information at any time during the monitoring year.

MONTHLY PROGRAM REPORTING SCHEDULE			
Report Month	Period Covered		Due Dates
January	January 1	- January 31	February 15
February	February 1	- February 28 (29)	March 15
March	March 1	- March 31	April 15

- C. Monthly Program Report (Form PR-1) summary worksheets and the recap of tenant income certification worksheet shall be accompanied by:
- Tenant Income Certification (TIC) copies for ten percent (10%) of the executed TICs that were effective during the current reporting period (submitted only to Compliance Monitor and, if MMRB, the Trustee); and
 - MMRB Certificate of Continuing Program Compliance (CCPC). The CCPC is a statement confirming the percentage and number of units occupied by income eligible households, the form of which is exhibited in the MMRB loan documents. This document shall be properly executed by the owner, or an agent with full authority to legally bind the owner, unless a change in signature authority has been requested by the owner representative and such change has been acknowledged in writing by Florida Housing.

PROGRAM REPORT FORMS SUBMISSION			
Form	Monitoring Agent	Florida Housing	Trustee (MMRB Only)
Summaries and Recap	X	X	X
CCPC (if MMRB)	X		X
TICs (10%)	X		X

11.2 Annual Report

Annual Owners Certificate (AOC) of Housing Credit Program Compliance, form AOC-1. This document shall be properly executed by the owner, or an agent with full authority to legally bind the owner. Owners shall submit certifications beginning with the carryover allocation (or final allocation if credits are issued in conjunction with tax exempt bond financing) and on an annual basis throughout the Compliance Period for the development. The annual certification is due (to Florida Housing only) by April 30 each year.

11.3 Financial Monitoring

An audited financial statement and a fully completed and executed Form SR-1 shall be submitted annually for each development. The audited financial statements are to be prepared in accordance with accounting principles generally accepted in the United States of America and audited in accordance with auditing standards generally accepted in the United States of America. The submission documents shall include the Form SR-1 in its electronic form as a Microsoft Excel spreadsheet.

- A. The initial submission of the audited financial statement and a fully completed and executed Form SR-1 will be due for all developments following the end of the fiscal year during which the first unit is occupied.
- B. Developments funded by SAIL, RRLP, or supplemental loan ("Group 1"), shall provide the Corporation and its Servicer with an audited financial statement and a fully completed (Parts 1-5) and executed Financial Reporting Form (SR-1), Rev. 02/09, annually by May 31st of each year. A late fee of \$500 will be charged to any Group 1 participant for failure to submit these documents by the submission deadline.
- C. Developments funded by HOME, MMRB, HC or EHCL ("Group 2"), shall provide the Corporation (only) with an audited financial statement and a completed (Parts 1, 2, and-5 only) and executed Financial Reporting Form (SR-1), Rev. 02/09, annually by 120 days following their fiscal-year end and shall be submitted tofinancial.reporting@floridahousing.org . A late fee of \$250 will be charged to any Group 2 participant for failure to submit these documents by the submission deadline.
- D. The audited financial statements for the twelve (12) months period ended December 31st (Group 1) or the fiscal-year ending date (Group 2) and shall include:
 - Comparative Balance Sheet with prior year and current year balances;
 - Statement of revenue and expenses;
 - Statement of changes in fund balances or equity;

- Statement of cash flows; and
 - Notes.
- E. The development owner shall furnish to the Corporation or its servicer, unaudited statements, certified by the owner's principal financial or accounting officer, covering such financial matters as the Corporation or its servicer may reasonably request, including monthly statements with respect to the development.

Adjusted Gross Income (HOME Program)	Derived by subtracting from Annual Household Income the deductions (also called allowances) that apply to the household. According to United States Department of Housing and Urban Development (HUD) Section 8 regulations (24 CFR 5.611).
AFHMP	Affirmative Fair Housing Marketing Plan. A plan designed to promote equal housing choice for all prospective tenants regardless of race, color, religion, sex, disability, familial status, or national origin. Form HUD-935.2.
Agriculture	The science and art of production of plants and animals useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production.
AMI	Area Median Income. HUD Median Family Income according to the Metropolitan Statistical Area (MSA) or county or state where the Development is located. Also see Income Limit.
Annual Certificate Of Continuing Program Compliance (AOC) (HC Program)	A certificate furnished to Florida Housing by the owner specifying compliance with the requirements of 26CFR Section 42.
Annual Household Income	The gross income of all persons who intend to reside in a unit. <ol style="list-style-type: none"> 1. Amounts <u>anticipated</u> to be received by, or on behalf of or to any household member (even if temporarily absent) during the 12-month period following initial occupancy or annual recertification effective date; and 2. Amounts derived (either actual or imputed), during the 12-month period, from assets to which any household member has access (24 CFR 5.609); and 3. Which are not specifically excluded by regulation (24 CFR 5.609(c)).
Annual Owner Certification (AOC)	Refer to Annual Certificate Of Continuing Program Compliance. Refer to Appendix Y for an example.
Annual Recertification	The compilation of the gross income of all persons in a previously-qualified household to enable the household to continue to meet program requirements.
Anticipated Annual Household Income	Refer to Annual Household Income.
Applicant	A person or a family that has applied for housing.

Application	Form, completed by a person or household seeking rental of a unit in a Development, which includes the information required to determine eligibility for residency. The application shall be signed and dated by the applicant(s).
Aquaculture	<p>Section 597.0015, Florida Statutes provides:</p> <ol style="list-style-type: none">1. "Aquaculture" means the cultivation of aquatic organisms.2. "Aquacultural producers" means those persons engaging in the production of aquacultural products and certified under s.597.004.3. "Aquaculture products" means the aquatic organisms and any product derived from aquatic organisms that are owned and propagated, grown, or produced under controlled conditions. Such products do not include organisms harvested from the wild for depuration, wet storage, or relay for purification. <p>§597.004, Florida Statutes, requires that any person engaging in aquaculture shall be certified by the Florida Department of Agriculture and Consumer Services.</p>
Asset	Cash or non-cash items that can be converted to cash. Income from an asset, either actual or imputed, is included in Annual Household Income.
Asset Income	The amount of money received by a household from items of value. Also refer to Asset.
Award or Benefit Letter	Notification form supplied by an agency or company providing benefits to residents. For example, Social Security, Supplementary Security Income (SSI), pension, etc.
Bond	Any bond, debenture, note or other evidence of financial indebtedness issued by Florida Housing under and pursuant to Chapter 420 Florida Statutes. Refer also to Multifamily Mortgage Revenue Bond (MMRB) Program.
Carryover or Carryover Allocation (HC Program)	The provision under United States Code Title 26 Section 42 that allows a Development to receive a Housing Credit allocation in a given calendar year and be placed in service within a period of two calendar years from the date the applicant qualifies for Carryover.
Categorical Requirements	Refer to Demographic Requirement.

Certificate Of Commencement And Termination Of Qualified Project Period (QPP) (MMRB Program)	A certificate furnished by the Owner representative to Florida Housing, the Compliance Monitor, and the Trustee, specifying the period during which time the Development is subject to MMRB Program requirements. Refer to Appendix U (Post-1986) or Appendix V (Pre-1986) for an example.
Certificate Of Continuing Program Compliance (CCPC) (MMRB Program)	A certificate furnished by the owner to Florida Housing, the Compliance Monitor and the Trustee, specifying compliance with program eligibility requirements. Accompanies the Program Report when specified by the Regulatory Agreement.
Certification Year	The twelve (12) month time period following initial occupancy or the annual recertification effective date.
Certified Vacant	A vacated unit most recently occupied by a qualified household for at least 31 days. If a qualified household moves out of a unit after at least thirty-one (31) days of occupancy, the unit is counted as a certified vacant unit in the qualified category of the former household until such time as the unit is reoccupied. Upon rental of the unit, the certified category of the unit shall be redetermined according to the categories for which the new household qualifies. Units cannot be left permanently vacant and still satisfy the set-aside requirements. Owner representatives shall be able to document attempts to rent the vacant units to eligible households.
Code	Refer to Internal Revenue Code.
Commercial Fishing Worker	<p>A laborer who is employed on a seasonal, temporary, or permanent basis in fishing in saltwater or freshwater and who derived at least 50% of their income in the immediately preceding 12 calendar months from such employment.</p> <p>The term includes a person who has retired as a laborer due to age, disability, or illness.</p> <ol style="list-style-type: none">1. In order to be considered retired due to age, a person shall be 50 years of age or older and shall have been employed for a minimum of 5 years as a commercial fishing worker.2. In order to be considered retired due to disability or illness, a person shall:<ol style="list-style-type: none">(a) Establish medically that the person is unable to be employed as a commercial fishing worker due to such disability or illness; and(b) Establish that he or she was previously employed as a commercial fishing worker.

Commercial Fishing Worker Household	A household of one or more persons wherein at least one member of the household is a Commercial Fishing Worker at time of initial occupancy.
Compliance	The act of meeting the requirements and conditions specified in regulations, statutes, program requirements, the Regulatory Agreement, bond documents, and loan documents.
Compliance Monitor	Florida Housing or its designee responsible for monitoring the owner's compliance with the terms and conditions specified in regulations, statutes, program requirements, the Regulatory Agreement, bond documents, and loan documents.
Compliance Period	The period of time required for program compliance as described in the Regulatory Agreement.
Correction Period	The period during which an owner shall correct any violations which have resulted in non-compliance with program requirements or the Regulatory Agreement.
Cure Period	Refer to Correction Period.
Demographic Requirement	The occupancy requirements or restrictions to serve the elderly, farmworker, commercial fishing worker, homeless, and other communities. The Regulatory Agreement shall describe the requirements when applicable to the Development.
Development	Any real property designed and intended for the purpose of providing residential housing, whether new construction, acquisition or rehabilitation and intended for use as rental housing as a participant in programs administered by Florida Housing.
Effective Term of Verification	Verified information shall be used in a timely manner since household circumstances are subject to change. A verification is valid for 90 days and may be updated verbally for an additional 30 days. A verification shall be within its effective term at inception date of household's Tenant Income Certification.
Elderly	Refer to the Regulatory Agreement applicable to the Development.
Elderly Household	Head of household or spouse is age 62 or older or qualified persons pursuant to the Federal Fair Housing Act and Section 760.29(4), F. S. Refer to the Regulatory Agreement applicable to the Development.
Eligible Household	Individual, family or group of individuals living together determined to meet eligibility requirements for Florida Housing programs and with aggregate household income not in excess of 150 percent AMI.
Employment Income	Wages, salaries, tips, bonuses, overtime pay, or other compensation for personal services from a job.

EUA (HC Program)	The Regulatory Agreement between Florida Housing and the Development owner setting forth the income-eligibility set aside requirements and other program requirements restricting the use of the Development and extending the term of the Compliance Period. Also known as the Extended Low-Income Housing Agreement.
Event Of Default	Occurs when the Development fails in the performance of compliance obligations.
Exempt Unit	A unit in a Development granted exemption from income certification requirements by Florida Housing for occupancy by a full-time employee of the Development who is required to live on-site or for occupancy by a security (courtesy) officer.
Extended Use Period (HC Program)	The extension of compliance requirements for an additional period of not less than 15 years. The Regulatory Agreement specifies the length of the additional requirement when applicable to the Development.
Fair Housing Act	Title VIII of the Civil Rights Act, 42 USC 3601. The Fair Housing Act is a broad statute that prohibits discrimination based upon race, color, religion, sex, national origin, disability, or familial status in housing and housing-related programs.
Fair Market Value	An amount that represents the true value at which property would be sold on the open market.
Family or Family Household	A household composed of one or more persons.

Farmworker	<p>Any laborer who is employed on a seasonal, temporary or permanent basis in the planting, cultivating harvesting or processing of agricultural or aquacultural products and who has derived at least 50% of their income in the immediately preceding 12 calendar months from such employment.</p> <p>The term includes a person who has retired as a laborer due to age, disability, or illness.</p> <ol style="list-style-type: none"> 1. In order to be considered retired from farm work due to age, a person shall be 50 years of age or older and shall have been employed for a minimum of five (5) years as a farmworker immediately preceding retirement. 2. In order to be considered retired from farm work due to disability or illness, a person shall be: <ol style="list-style-type: none"> (a) Medically established that the person is unable to be employed as a Farmworker due to such disability or illness; and (b) Established that her or she had previously met the definition of Farmworker.
Farmworker Household	A household of one or more persons wherein at least one member of the household is a Farmworker at time of initial occupancy.
Final Allocation (HC Program)	The issuance of Housing Credits to an Applicant upon completion of construction or rehabilitation of a Development.
Fixed Units (HOME Program)	Units that are originally designated as HOME-assisted shall continue as HOME-assisted units throughout the Period of Affordability.
Floating Units (HOME Program)	Units that are designated as HOME-assisted may change over time as long as the total number of HOME-assisted units in the Development remains constant.
Florida Housing	Florida Housing Finance Corporation.
FmHA	USDA Farmers Home Administration; now known as USDA Rural Development (RD).
Foster Adult	Adult with a disability who is unrelated to the tenant household and who is unable to live alone.
Foster Children	Children that are in legal guardianship or custody of a State, county or private adoption or foster care agency, yet are cared for by foster parents in their homes, under some kind of foster care arrangement with the custodial agency.
Gross Income	Refer to Annual Household Income.

Gross Rent Floor	The initial maximum rent limitation for a unit below which subsequent gross rent does not have to be reduced. An increase in the Utility Allowance may cause the rental income for a unit to decrease below the initial rental income amount.
HC Program	Housing Credit Program. The Federal Low Income Housing Tax Credit program administered by Florida Housing.
HOME or HOME Program	The HOME Investment Partnerships Program pursuant to HUD Regulations 24 CFR Part 92, or similar successor regulations issued under the authority of Title II of the National Affordable Housing Act of 1990 (Public Law 101-625, November 28, 1990).
HOME-Assisted Unit	A unit to which the HOME Program maximum rent limitations apply.
Homeless	<p>An individual or family who lacks a fixed, regular, and adequate nighttime residence or an individual or family who has a primary nighttime residence that is:</p> <ul style="list-style-type: none">(a) A supervised publicly or privately operated shelter designed to provide temporary living accommodations, including welfare hotels, congregate shelters, and transitional housing; or(b) An institution that provides a temporary residence for individuals intended to be institutionalized; or(c) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. <p>The term does not refer to any individuals imprisoned or otherwise detained pursuant to state or Federal law.</p>
Household	One or more persons occupying a housing unit. Does not include foster children or live-in aides.
HUD	The United States Department of Housing and Urban Development.
HUD Risk Sharing Program	The program authorized by section 542(c) of the Housing and Community Development Act of 1992.

Imputed Asset Income	Imputed means attributed or assigned. Imputing income from assets is "assigning" an amount of income (based upon the current passbook savings rate as established by HUD, currently 2.0%) solely for the sake of the annual income calculation. The imputed income from such an asset is the interest the money would earn if it were put in a savings account; imputed income is not real income. When required, calculate Imputed Asset Income for comparison to actual Asset Income; whichever is the greater of these two figures must be included in Annual Household Income.
Income Certification	Refer to Tenant Income Certification.
Income Limit	<p>The maximum household income limitation per unit for Developments participating in Florida Housing programs. These limits will be revised periodically by Florida Housing based upon figures provided by HUD.</p> <p>The household Income Limit shall be adjusted for household size with two exceptions:</p> <p style="padding-left: 40px;">MMRB Pre-1986 Program –adjustment for household size does not apply; and</p> <p style="padding-left: 40px;">MMRB Interim Program – adjustment for household size shall not apply to eligible households other than lower-income households.</p>
Ineligible Household	A household whose combined income exceeds the applicable income limitation at initial occupancy, a resident who has not been certified living in a set-aside unit, a resident who is not shown on the Lease, etc.
Initial Review	The initial Management Review and Physical Inspection of a Development by Florida Housing or the Compliance Monitor after the Development's initial occupancy. The review includes examination of resident files, a review of administrative procedures and an inspection of units for compliance with Physical Condition Standards.
Internal Revenue Code	The Internal Revenue Code together with corresponding and applicable final, temporary or proposed regulations and revenue rulings issued or amended with respect thereto by the Treasury Department or Internal Revenue Service of the United States.
Lease	The legal agreement between the household and the owner which delineates the terms and conditions of occupancy in the rental of a unit.

Live-In Aide	<p>A person who resides with one or more elderly persons, near-elderly persons, or persons with disabilities and who:</p> <ol style="list-style-type: none">1. Is determined to be essential to the care and well-being of the persons;2. Is not obligated for the support of the persons; and3. Would not be living in the unit except to provide the necessary supportive services (24 CFR 5.403). <p>While a relative may be considered to be a live-in aide, they shall meet the above requirements, especially the last. The live-in aide qualifies for occupancy only as long as the individual needing supportive services qualifies and shall not qualify for continued occupancy as a remaining family member.</p>
Lower-Income Limit	Household income limitation between 50 percent and 80 percent of AMI, according to program specifications.
LURA	The Regulatory Agreement between Florida Housing and the Development owner setting forth the income-eligibility set aside requirements and other program requirements restricting the use of the Development. Also known as Land Use Restriction Agreement.
Management Company	A firm selected by the owner to oversee the operation and management of the Development and who accepts compliance responsibility.
Management Review And Physical Inspection	A periodic review of a Development by the Compliance Monitor which includes examination of resident files, a review of administrative procedures and an inspection of units for compliance with Physical Condition Standards.
Management Unit	A unit exempted from income certification and occupied by a full-time employee of the Development who is required by the owner representative to live on site and is reasonably required for operation of the Development.
MMRB Program	The Multifamily Mortgage Revenue Bond Program was created to help meet Florida's growing housing needs by providing lower interest rate loans to non-profit and for profit developers. These loans are generated from both taxable and tax-exempt bonds, which are sold through either a competitive or negotiated method of sale or private placement.

Model Units	<p>Developments having a certification requirement totaling less than 100 percent shall place Model Units in the non-certified portion of its units.</p> <p>Treatment of Model Units by Developments having a certification requirement totaling 100 percent varies by program:</p> <p style="padding-left: 40px;">MMRB Model Units are allowed, however, they shall not be occupied and shall be available at all times for viewing by prospective residents.</p> <p style="padding-left: 40px;">SAIL Model Units are allowed, however, they shall not be occupied and shall be available at all times for viewing by prospective residents.</p> <p style="padding-left: 40px;">HC Model Units are not permitted in Developments having a certification requirement totaling 100% of the units in the Development.</p> <p style="padding-left: 40px;">HOME Model Units are not allowed in HOME Developments if the Development is 100 percent HOME-assisted.</p>
Never Rented	A unit which has never been occupied; the unit is not included in the numerator nor the denominator when determining compliance with set-aside requirements.
Non-Compliance	Occurs when the Development fails in the performance of compliance obligations.
Other Vacant	<p>A vacated unit in which the most recent household:</p> <p style="padding-left: 40px;">(1) Was properly certified but did not occupy the unit for at least 31 days, or</p> <p style="padding-left: 40px;">(2) Was not properly certified</p>
Owner	Any individual, association, corporation, joint venture or partnership which is a sponsor of a Development.
Period of Affordability	Refer to Compliance Period.
Personal Property Considered as Asset	Property held as an investment (gems, jewelry, coin collections, antique cars). Necessary items (such as clothing, furniture, cars, etc.) are not considered as assets.
Physical Condition Standards	Standards for housing that is decent, safe, sanitary, and in good repair (Title 24 Code of Federal Regulations Section 5.703).

Plan To Attain Self Sufficiency (Pass)	PASS allows a person with disabilities who is receiving Supplemental Security Income (SSI), and who is also receiving other income, to set-aside a portion of the other income in order to achieve a work-related goal.
Pre-Occupancy Conference/Training	A meeting conducted, prior to the leasing of any units in a Development, by Florida Housing and/or the monitoring agent with the owner and/or management agent to review the terms and conditions specified in regulations, statutes, program requirements, the Regulatory Agreement, bond documents, loan documents, and Florida Housing policies and procedures.
Program Report	Provides a unit-by-unit listing of all units in the Development and gives detailed information regarding the occupants' eligibility and the Development's compliance with set-aside requirements.
Public Purpose Criteria	Additional requirements that may increase the actual number of set aside units for households at differing income levels, provide for resident programs, extend the qualified project period or otherwise serve the community needs.
Qualified Number of Days	Fifty (50) percent of the total number of days from the date of issuance of the original bonds until the maturity date of the bonds with the longest maturity, including refunding obligations (MMRB Pre 1986 and MMRB Interim).
Qualified Project Period (QPP)	The period of time required for compliance with the MMRB lower-income set-aside requirements. The QPP shall be described in the Regulatory Agreement.
Qualified Resident Program	Refer to Public Purpose Criteria.
RD	USDA Rural Development (formerly FmHA).
Real Property Considered as Asset	Ownership in buildings or land.
Regulatory Agreement	The agreement between Florida Housing and the Development owner that sets forth the program requirements. Also refer to EUA and LURA.
Reserved Unit (MMRB Program)	A unit set aside to fulfill Public Purpose Criteria.
Resident	Occupant of a unit to whom the unit is leased.

Resident Files	Complete and accurate records pertaining to each dwelling unit, containing the application for each tenant, verification of income of each tenant, asset information, an Income Certification, and lease. Any authorized representative of Florida Housing, the Trustee, the Compliance Monitor, and the Department of Treasury or the Internal Revenue Service shall be permitted access to these files.
SAIL Program	State Apartment Incentive Loan program. Governed by Florida Statutes (420.5087).
Section 504	Section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, as it applies to programs or activities receiving Federal financial assistance (24 CFR 8.3).
Section 8	Regulations used in defining and determining income according to Section 8 of the United States Housing Act of 1937 (42 USC 1437f).
Set Aside	The occupancy requirements or restrictions for Developments financed by Florida Housing. The Regulatory Agreement describes the requirements applicable to the Development.
Single Room Occupancy (SRO)	Housing consisting of single room dwelling units that is the primary residence of its occupant(s).
Special Set Asides	The occupancy requirements or restrictions that provide for resident programs or serve the needs of the elderly, farmworker, commercial fishing worker, homeless and other communities. The Regulatory Agreement shall describe the requirements when applicable to the Development.
Student	An individual who is a fulltime student at an educational organization which normally maintains a regular faculty and curriculum and normally has a regularly enrolled body of pupils or students in attendance at the place where its educational activities are regularly carried on, for at least five calendar months during a calendar year.

Substandard Housing	<p>Housing is substandard if it:</p> <ul style="list-style-type: none"> (a) is dilapidated. A housing unit is dilapidated if it: <ul style="list-style-type: none"> 1. does not provide safe and adequate shelter <u>and</u> meets the criteria in either paragraph (2), (3), <u>or</u> (4) 2. endangers the health, safety or well-being of the household in its present condition, 3. has one or more critical defects, <u>or</u> 4. has a combination of intermediate defects in sufficient number or extent as to require considerable repair or rebuilding. (The defects may involve original construction, or may result from continued neglect, lack of repair, or serious damage to the structure); (b) does not have operable indoor plumbing; (c) does not have a usable flush toilet, bathtub, or shower inside the unit for the exclusive use of the household; (d) does not have electricity or has inadequate or unsafe electrical service; (e) does not have safe or adequate source of heat; (f) should, but does not, have a kitchen; <u>or</u> (g) has been declared unfit for habitation by an agency or unit of government. <p>Substandard housing also applies to a Homeless family.</p> <p>Single Room Occupancy housing is not substandard solely because it does not contain sanitary or food preparation facilities (or both).</p>
Ten Percent Occupancy (MMRB Program)	The occupancy level at which a Development shall begin maintaining its required percentage of occupied units for lower-income tenants.
Tenant Income Certification	Document by which the household certifies its income, for the purpose of determining whether the household will be eligible under the applicable program requirements. Refer to Appendix Q for an example.
Trustee (MMRB Program)	The financial institution which controls bond proceeds, collects principal and interest on the mortgage loan, administers payments of principal and interest on the bonds, and is responsible for their proper use.

USDA	United States Department of Agriculture.
Utility	A service (as light, power, or water) provided by a public utility for heating, cooking, air conditioning, water heating, sewer service, and trash collection. Does not include telephone service, nor cable television or satellite television.
Utility Allowance	An estimate of the monthly cost of a reasonable consumption of utilities for a unit by an energy-conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.
Verification	Information from a third party which is collected in order to corroborate the accuracy of information concerning income provided by applicants to a Development.
Verification Request Form	The form used by management to request verifications of income from the source of the income. The form shall state the purpose of the request, include a release statement by the applicant, and request the frequency and amount of pay.
Very-Low Income	Household income limitation between 20 percent and 60 percent of AMI, according to program specifications.
Waiting List	A formal record of applicants for housing that identifies the applicant's name, date and time of application, selection preferences claimed, unit size desired, and income qualification category.

Appendix A/B	-	Income Limits and Rent Limits
Appendix C	-	HOME Program Income Limits and Rent Limits
Appendix D	-	HUD Physical Condition Standards
Appendix E	-	Income Inclusions
Appendix F	-	Income Exclusions
Appendix G	-	Asset Inclusions
Appendix H	-	Asset Exclusions
Appendix I	-	Forms Of Verification
Appendix J	-	Employment Verification Form
Appendix K	-	Child Support and/or Alimony Questionnaire
Appendix L	-	Child Support and/or Alimony Verification Form
Appendix M	-	Sworn Declaration of Zero Income
Appendix N	-	Household Assets Sworn Declaration
Appendix O	-	Student Status Sworn Declaration
Appendix P	-	Student Verification Form
Appendix Q	-	Tenant Income Certification Form TIC-1
Appendix R	-	Tenant Income Certification Instructions
Appendix S	-	Program Report Summary and Recap of Tenant Income Certification Information Form
Appendix T	-	Program Report Instructions
Appendix U	-	Certificate Concerning Commencement And Termination Of Qualified Project Period, MMRB Post 1986
Appendix V	-	Certificate Concerning Commencement And Termination Of Qualified Project Period, MMRB Pre 1986
Appendix W	-	Next Available Unit Documentation Log Form
Appendix X	-	Next Available Unit Documentation Log Instructions
Appendix Y	-	Annual Owner's Certificate of Continuing Program Compliance Form AOC-1, HC
Appendix Z	-	Declaration of Estrangement
Form SR-1		Financial Monitoring

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	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
Median: 65,200	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008	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
25% - HS 28% - HS 30% - HS 33% - HS 35% - HS 40% - HS 45% - HS 50% - HS 60% - HS	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
	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
For use by projects that placed in service at least one building on or before 12/31/2008	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
60% - HS	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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HUD released 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,350	11,825	13,300	14,775	15,975	17,150	18,325	19,525	20,685	21,867	258	277	332	384	428	473
	28%	11,592	13,244	14,896	16,548	17,892	19,208	20,524	21,868	23,167	24,491	289	310	372	430	480	529
	30%	12,420	14,190	15,960	17,730	19,170	20,580	21,990	23,430	24,822	26,240	310	332	399	461	514	567
	33%	13,662	15,609	17,556	19,503	21,087	22,638	24,189	25,773	27,304	28,864	341	365	438	507	565	624
	35%	14,490	16,555	18,620	20,685	22,365	24,010	25,655	27,335	28,959	30,614	362	388	465	538	600	662
	40%	16,560	18,920	21,280	23,640	25,560	27,440	29,320	31,240	33,096	34,987	414	443	532	615	686	757
	45%	18,630	21,285	23,940	26,595	28,755	30,870	32,985	35,145	37,233	39,361	465	498	598	691	771	851
	50%	20,700	23,650	26,600	29,550	31,950	34,300	36,650	39,050	41,370	43,734	517	554	665	768	857	946
	60%	24,840	28,380	31,920	35,460	38,340	41,160	43,980	46,860	49,644	52,481	621	665	798	922	1,029	1,135
	80%	33,120	37,840	42,560	47,280	51,120	54,880	58,640	62,480	66,192	69,974	828	887	1,064	1,230	1,372	1,514
120%	49,680	56,760	63,840	70,920	76,680	82,320	87,960	93,720	99,288	104,962	1,242	1,330	1,596	1,845	2,058	2,271	
140%	57,960	66,220	74,480	82,740	89,460	96,040	102,620	109,340	115,836	122,455	1,449	1,552	1,862	2,152	2,401	2,649	
Median: 59,100																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2017)	25% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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

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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	9,925	11,350	12,775	14,175	15,325	16,450	17,600	18,725	19,845	20,979	248	265	319	368	411	454
	28%	11,116	12,712	14,308	15,876	17,164	18,424	19,712	20,972	22,226	23,496	277	297	357	413	460	508
	30%	11,910	13,620	15,330	17,010	18,390	19,740	21,120	22,470	23,814	25,175	297	319	383	442	493	544
	33%	13,101	14,982	16,863	18,711	20,229	21,714	23,232	24,717	26,195	27,692	327	351	421	486	542	599
	35%	13,895	15,890	17,885	19,845	21,455	23,030	24,640	26,215	27,783	29,371	347	372	447	516	575	635
	40%	15,880	18,160	20,440	22,680	24,520	26,320	28,160	29,960	31,752	33,566	397	425	511	590	658	726
Median: 56,700	45%	17,865	20,430	22,995	25,515	27,585	29,610	31,680	33,705	35,721	37,762	446	478	574	663	740	817
	50%	19,850	22,700	25,550	28,350	30,650	32,900	35,200	37,450	39,690	41,958	496	531	638	737	822	908
	60%	23,820	27,240	30,660	34,020	36,780	39,480	42,240	44,940	47,628	50,350	595	638	766	885	987	1,089
	80%	31,760	36,320	40,880	45,360	49,040	52,640	56,320	59,920	63,504	67,133	794	851	1,022	1,180	1,316	1,453
HERA Special Limits per Section 142(d)(2)(E) (est. 2015)	120%	47,640	54,480	61,320	68,040	73,560	78,960	84,480	89,880	95,256	100,699	1,191	1,276	1,533	1,770	1,974	2,179
	140%	55,580	63,560	71,540	79,380	85,820	92,120	98,560	104,860	111,132	117,482	1,389	1,489	1,788	2,065	2,303	2,542
For use by projects that placed in service at least one building on or before 12/31/2008	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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FHFC Posted : 4/17/2017

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%	9,400	10,725	12,075	13,400	14,475	15,550	16,625	17,700	18,760	19,832	235	251	301	348	388	429
	28%	10,528	12,012	13,524	15,008	16,212	17,416	18,620	19,824	21,011	22,212	263	281	338	390	435	480
	30%	11,280	12,870	14,490	16,080	17,370	18,660	19,950	21,240	22,512	23,798	282	301	362	418	466	514
	33%	12,408	14,157	15,939	17,688	19,107	20,526	21,945	23,364	24,763	26,178	310	332	398	459	513	566
	35%	13,160	15,015	16,905	18,760	20,265	21,770	23,275	24,780	26,264	27,765	329	352	422	487	544	600
	40%	15,040	17,160	19,320	21,440	23,160	24,880	26,600	28,320	30,016	31,731	376	402	483	557	622	686
	45%	16,920	19,305	21,735	24,120	26,055	27,990	29,925	31,860	33,768	35,698	423	452	543	627	699	772
	50%	18,800	21,450	24,150	26,800	28,950	31,100	33,250	35,400	37,520	39,664	470	503	603	696	777	858
	60%	22,560	25,740	28,980	32,160	34,740	37,320	39,900	42,480	45,024	47,597	564	603	724	836	933	1,029
Median: 53,600	80%	30,080	34,320	38,640	42,880	46,320	49,760	53,200	56,640	60,032	63,462	752	805	966	1,115	1,244	1,373
	120%	45,120	51,480	57,960	64,320	69,480	74,640	79,800	84,960	90,048	95,194	1,128	1,207	1,449	1,672	1,866	2,059
	140%	52,640	60,060	67,620	75,040	81,060	87,080	93,100	99,120	105,056	111,059	1,316	1,408	1,690	1,951	2,177	2,402

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FHFC Posted : 4/17/2017

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%	10,800	12,350	13,900	15,425	16,675	17,900	19,150	20,375	21,595	22,829	270	289	347	401	447	494
	28%	12,096	13,832	15,568	17,276	18,676	20,048	21,448	22,820	24,186	25,568	302	324	389	449	501	553
	30%	12,960	14,820	16,680	18,510	20,010	21,480	22,980	24,450	25,914	27,395	324	347	417	481	537	592
	33%	14,256	16,302	18,348	20,361	22,011	23,628	25,278	26,895	28,505	30,134	356	381	458	529	590	652
	35%	15,120	17,290	19,460	21,595	23,345	25,060	26,810	28,525	30,233	31,961	378	405	486	561	626	691
	40%	17,280	19,760	22,240	24,680	26,680	28,640	30,640	32,600	34,552	36,526	432	463	556	642	716	790
	45%	19,440	22,230	25,020	27,765	30,015	32,220	34,470	36,675	38,871	41,092	486	520	625	722	805	889
	50%	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	43,190	45,658	540	578	695	802	895	988
	60%	25,920	29,640	33,360	37,020	40,020	42,960	45,960	48,900	51,828	54,790	648	694	834	963	1,074	1,185
	80%	34,560	39,520	44,480	49,360	53,360	57,280	61,280	65,200	69,104	73,053	864	926	1,112	1,284	1,432	1,581
120%	51,840	59,280	66,720	74,040	80,040	85,920	91,920	97,800	103,656	109,579	1,296	1,389	1,668	1,926	2,148	2,371	
140%	60,480	69,160	77,840	86,380	93,380	100,240	107,240	114,100	120,932	127,842	1,512	1,620	1,946	2,247	2,506	2,766	
Median: 61,700																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	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

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 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

FHFC Posted : 4/17/2017

Multifamily Rental Programs (except HOME and SHIP) and 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
Broward County (Fort Lauderdale HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	13,350	15,250	17,150	19,050	20,575	22,100	23,625	25,150	26,670	28,194	333	357	428	495	552	609
	28%	14,952	17,080	19,208	21,336	23,044	24,752	26,460	28,168	29,870	31,577	373	400	480	554	618	682
	30%	16,020	18,300	20,580	22,860	24,690	26,520	28,350	30,180	32,004	33,833	400	429	514	594	663	731
	33%	17,622	20,130	22,638	25,146	27,159	29,172	31,185	33,198	35,204	37,216	440	471	565	653	729	804
Median: 64,100	35%	18,690	21,350	24,010	26,670	28,805	30,940	33,075	35,210	37,338	39,472	467	500	600	693	773	853
	40%	21,360	24,400	27,440	30,480	32,920	35,360	37,800	40,240	42,672	45,110	534	572	686	792	884	975
Median: 64,100	45%	24,030	27,450	30,870	34,290	37,035	39,780	42,525	45,270	48,006	50,749	600	643	771	891	994	1,097
	50%	26,700	30,500	34,300	38,100	41,150	44,200	47,250	50,300	53,340	56,388	667	715	857	990	1,105	1,219
Median: 64,100	60%	32,040	36,600	41,160	45,720	49,380	53,040	56,700	60,360	64,008	67,666	801	858	1,029	1,188	1,326	1,463
	80%	42,720	48,800	54,880	60,960	65,840	70,720	75,600	80,480	85,344	90,221	1,068	1,144	1,372	1,585	1,768	1,951
Median: 64,100	120%	64,080	73,200	82,320	91,440	98,760	106,080	113,400	120,720	128,016	135,331	1,602	1,716	2,058	2,377	2,652	2,926
	140%	74,760	85,400	96,040	106,680	115,220	123,760	132,300	140,840	149,352	157,886	1,869	2,002	2,401	2,773	3,094	3,414

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 40,700																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) For use by projects that placed in service at least one building on or before 12/31/2008	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	

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	9,550	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	30,560	34,880	39,280	43,600	47,120	50,640	54,080	57,600	61,040	64,528	764	818	982	1,134	1,266	1,396
Median: 54,500	120%	45,840	52,320	58,920	65,400	70,680	75,960	81,120	86,400	91,560	1,146	1,227	1,473	1,701	1,899	2,094	
	140%	53,480	61,040	68,740	76,300	82,460	88,620	94,640	100,800	106,820	1,337	1,431	1,718	1,984	2,215	2,443	
HERA Special Limits per Section 142(d)(2)(E) (est. 2016)	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
	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

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
Median: 45,000	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
HERA Special Limits per Section 142(d)(2)(E) (est. 2016) For use by projects that placed in service at least one building on or before 12/31/2008	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
	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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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	11,275	12,900	14,500	16,100	17,400	18,700	19,975	21,275	22,540	23,828	281	302	362	418	467	515
	28%	12,628	14,448	16,240	18,032	19,488	20,944	22,372	23,828	25,245	26,687	315	338	406	469	523	577
	30%	13,530	15,480	17,400	19,320	20,880	22,440	23,970	25,530	27,048	28,594	338	362	435	502	561	618
	33%	14,883	17,028	19,140	21,252	22,968	24,684	26,367	28,083	29,753	31,453	372	398	478	552	617	680
	35%	15,785	18,060	20,300	22,540	24,360	26,180	27,965	29,785	31,556	33,359	394	423	507	586	654	721
	40%	18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040	36,064	38,125	451	483	580	670	748	825
	45%	20,295	23,220	26,100	28,980	31,320	33,660	35,955	38,295	40,572	42,890	507	543	652	753	841	928
	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	45,080	47,656	563	604	725	837	935	1,031
	60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	54,096	57,187	676	725	870	1,005	1,122	1,237
Median: 64,400	80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080	72,128	76,250	902	967	1,160	1,340	1,496	1,650
	120%	54,120	61,920	69,600	77,280	83,520	89,760	95,880	102,120	108,192	114,374	1,353	1,450	1,740	2,010	2,244	2,475
	140%	63,140	72,240	81,200	90,160	97,440	104,720	111,860	119,140	126,224	133,437	1,578	1,692	2,030	2,345	2,618	2,887
HERA Special Limits per Section 142(d)(2)(E) (est. 2013)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	12,200	13,950	15,700	17,425	18,825	20,225	21,625	23,025	24,395	25,789	305	326	392	453	505	558
	28%	13,664	15,624	17,584	19,516	21,084	22,652	24,220	25,788	27,322	28,884	341	366	439	507	566	625
	30%	14,640	16,740	18,840	20,910	22,590	24,270	25,950	27,630	29,274	30,947	366	392	471	543	606	669
	33%	16,104	18,414	20,724	23,001	24,849	26,697	28,545	30,393	32,201	34,041	402	431	518	598	667	736
	35%	17,080	19,530	21,980	24,395	26,355	28,315	30,275	32,235	34,153	36,105	427	457	549	634	707	781
	40%	19,520	22,320	25,120	27,880	30,120	32,360	34,600	36,840	39,032	41,262	488	523	628	725	809	893
	45%	21,960	25,110	28,260	31,365	33,885	36,405	38,925	41,445	43,911	46,420	549	588	706	815	910	1,004
	50%	24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050	48,790	51,578	610	653	785	906	1,011	1,116
	60%	29,280	33,480	37,680	41,820	45,180	48,540	51,900	55,260	58,548	61,894	732	784	942	1,087	1,213	1,339
Median: 68,300	80%	39,040	44,640	50,240	55,760	60,240	64,720	69,200	73,680	78,064	82,525	976	1,046	1,256	1,450	1,618	1,786
	120%	58,560	66,960	75,360	83,640	90,360	97,080	103,800	110,520	117,096	123,787	1,464	1,569	1,884	2,175	2,427	2,679
	140%	68,320	78,120	87,920	97,580	105,420	113,260	121,100	128,940	136,612	144,418	1,708	1,830	2,198	2,537	2,831	3,125
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	9,375	10,700	12,050	13,375	14,450	15,525	16,600	17,675	18,725	19,795	234	250	301	347	388	428
	28%	10,500	11,984	13,496	14,980	16,184	17,388	18,592	19,796	20,972	22,170	262	281	337	389	434	479
	30%	11,250	12,840	14,460	16,050	17,340	18,630	19,920	21,210	22,470	23,754	281	301	361	417	465	514
	33%	12,375	14,124	15,906	17,655	19,074	20,493	21,912	23,331	24,717	26,129	309	331	397	459	512	565
	35%	13,125	14,980	16,870	18,725	20,230	21,735	23,240	24,745	26,215	27,713	328	351	421	486	543	599
	40%	15,000	17,120	19,280	21,400	23,120	24,840	26,560	28,280	29,960	31,672	375	401	482	556	621	685
	45%	16,875	19,260	21,690	24,075	26,010	27,945	29,880	31,815	33,705	35,631	421	451	542	626	698	771
	50%	18,750	21,400	24,100	26,750	28,900	31,050	33,200	35,350	37,450	39,590	468	501	602	695	776	856
	60%	22,500	25,680	28,920	32,100	34,680	37,260	39,840	42,420	44,940	47,508	562	602	723	834	931	1,028
	80%	30,000	34,240	38,560	42,800	46,240	49,680	53,120	56,560	59,920	63,344	750	803	964	1,113	1,242	1,371
120%	45,000	51,360	57,840	64,200	69,360	74,520	79,680	84,840	89,880	95,016	1,125	1,204	1,446	1,669	1,863	2,056	
140%	52,500	59,920	67,480	74,900	80,920	86,940	92,960	98,980	104,860	110,852	1,312	1,405	1,687	1,947	2,173	2,399	
Median: 53,500		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
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)		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
For use by projects that placed in service at least one building on or before 12/31/2008		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
		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
		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
		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
		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
		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
		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

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 41,000	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 47,400	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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
	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
	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
For use by projects that placed in service at least one building on or before 12/31/2008	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
	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
	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
	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

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	11,275	12,900	14,500	16,100	17,400	18,700	19,975	21,275	22,540	23,828	281	302	362	418	467	515
	28%	12,628	14,448	16,240	18,032	19,488	20,944	22,372	23,828	25,245	26,687	315	338	406	469	523	577
	30%	13,530	15,480	17,400	19,320	20,880	22,440	23,970	25,530	27,048	28,594	338	362	435	502	561	618
	33%	14,883	17,028	19,140	21,252	22,968	24,684	26,367	28,083	29,753	31,453	372	398	478	552	617	680
	35%	15,785	18,060	20,300	22,540	24,360	26,180	27,965	29,785	31,556	33,359	394	423	507	586	654	721
	40%	18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040	36,064	38,125	451	483	580	670	748	825
	45%	20,295	23,220	26,100	28,980	31,320	33,660	35,955	38,295	40,572	42,890	507	543	652	753	841	928
	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	45,080	47,656	563	604	725	837	935	1,031
	60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	54,096	57,187	676	725	870	1,005	1,122	1,237
Median:	80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080	72,128	76,250	902	967	1,160	1,340	1,496	1,650
	120%	54,120	61,920	69,600	77,280	83,520	89,760	95,880	102,120	108,192	114,374	1,353	1,450	1,740	2,010	2,244	2,475
	140%	63,140	72,240	81,200	90,160	97,440	104,720	111,860	119,140	126,224	133,437	1,578	1,692	2,030	2,345	2,618	2,887
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	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

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HUD released 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,850	12,400	13,950	15,500	16,750	18,000	19,225	20,475	21,700	22,940	271	290	348	403	450	496
	28%	12,152	13,888	15,624	17,360	18,760	20,160	21,532	22,932	24,304	25,693	303	325	390	451	504	555
	30%	13,020	14,880	16,740	18,600	20,100	21,600	23,070	24,570	26,040	27,528	325	348	418	483	540	595
	33%	14,322	16,368	18,414	20,460	22,110	23,760	25,377	27,027	28,644	30,281	358	383	460	532	594	655
	35%	15,190	17,360	19,530	21,700	23,450	25,200	26,915	28,665	30,380	32,116	379	406	488	564	630	694
Median:	40%	17,360	19,840	22,320	24,800	26,800	28,800	30,760	32,760	34,720	36,704	434	465	558	645	720	794
	45%	19,530	22,320	25,110	27,900	30,150	32,400	34,605	36,855	39,060	41,292	488	523	627	725	810	893
	50%	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950	43,400	45,880	542	581	697	806	900	992
Median:	60%	26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140	52,080	55,056	651	697	837	967	1,080	1,191
	80%	34,720	39,680	44,640	49,600	53,600	57,600	61,520	65,520	69,440	73,408	868	930	1,116	1,290	1,440	1,588
	120%	52,080	59,520	66,960	74,400	80,400	86,400	92,280	98,280	104,160	110,112	1,302	1,395	1,674	1,935	2,160	2,382
	140%	60,760	69,440	78,120	86,800	93,800	100,800	107,660	114,660	121,520	128,464	1,519	1,627	1,953	2,257	2,520	2,779

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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 HMIFA; Deltona-Daytona Beach- Ormond Beach MSA)	25%	10,100	11,550	13,000	14,425	15,600	16,750	17,900	19,050	20,195	21,349	252	270	325	375	418	461
	28%	11,312	12,936	14,560	16,156	17,472	18,760	20,048	21,336	22,618	23,911	282	303	364	420	469	517
	30%	12,120	13,860	15,600	17,310	18,720	20,100	21,480	22,860	24,234	25,619	303	324	390	450	502	554
	33%	13,332	15,246	17,160	19,041	20,592	22,110	23,628	25,146	26,657	28,181	333	357	429	495	552	609
	35%	14,140	16,170	18,200	20,195	21,840	23,450	25,060	26,670	28,273	29,889	353	378	455	525	586	646
	40%	16,160	18,480	20,800	23,080	24,960	26,800	28,640	30,480	32,312	34,158	404	433	520	600	670	739
	45%	18,180	20,790	23,400	25,965	28,080	30,150	32,220	34,290	36,351	38,428	454	487	585	675	753	831
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,390	42,698	505	541	650	750	837	923
	60%	24,240	27,720	31,200	34,620	37,440	40,200	42,960	45,720	48,468	51,238	606	649	780	900	1,005	1,108
	80%	32,320	36,960	41,600	46,160	49,920	53,600	57,280	60,960	64,624	68,317	808	866	1,040	1,201	1,340	1,478
120%	48,480	55,440	62,400	69,240	74,880	80,400	85,920	91,440	96,936	102,475	1,212	1,299	1,560	1,801	2,010	2,217	
140%	56,560	64,680	72,800	80,780	87,360	93,800	100,240	106,680	113,092	119,554	1,414	1,515	1,820	2,101	2,345	2,586	
Median: 57,600																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2014)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,650	9,900	11,125	12,350	13,350	14,350	15,325	16,325	17,290	18,278	216	231	278	321	358	395
	28%	9,688	11,088	12,460	13,832	14,952	16,072	17,164	18,284	19,365	20,471	242	259	311	359	401	443
	30%	10,380	11,880	13,350	14,820	16,020	17,220	18,390	19,590	20,748	21,934	259	278	333	385	430	474
	33%	11,418	13,068	14,685	16,302	17,622	18,942	20,229	21,549	22,823	24,127	285	306	367	424	473	522
	35%	12,110	13,860	15,575	17,290	18,690	20,090	21,455	22,855	24,206	25,589	302	324	389	449	502	553
	40%	13,840	15,840	17,800	19,760	21,360	22,960	24,520	26,120	27,664	29,245	346	371	445	514	574	633
	45%	15,570	17,820	20,025	22,230	24,030	25,830	27,585	29,385	31,122	32,900	389	417	500	578	645	712
	50%	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	34,580	36,556	432	463	556	642	717	791
	60%	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180	41,496	43,867	519	556	667	771	861	949
	80%	27,680	31,680	35,600	39,520	42,720	45,920	49,040	52,240	55,328	58,490	692	742	890	1,028	1,148	1,266
120%	41,520	47,520	53,400	59,280	64,080	68,880	73,560	78,360	82,992	87,734	1,038	1,113	1,335	1,542	1,722	1,899	
140%	48,440	55,440	62,300	69,160	74,760	80,360	85,820	91,420	96,824	102,357	1,211	1,298	1,557	1,799	2,009	2,215	
Median: 49,400																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	11,975	13,700	15,400	17,100	18,475	19,850	21,225	22,575	23,940	25,308	299	320	385	444	496	547
	28%	13,412	15,344	17,248	19,152	20,692	22,232	23,772	25,284	26,813	28,345	335	359	431	498	555	613
	30%	14,370	16,440	18,480	20,520	22,170	23,820	25,470	27,090	28,728	30,370	359	385	462	533	595	657
	33%	15,807	18,084	20,328	22,572	24,387	26,202	28,017	29,799	31,601	33,407	395	423	508	586	655	722
	35%	16,765	19,180	21,560	23,940	25,865	27,790	29,715	31,605	33,516	35,431	419	449	539	622	694	766
	40%	19,160	21,920	24,640	27,360	29,560	31,760	33,960	36,120	38,304	40,493	479	513	616	711	794	876
	45%	21,555	24,660	27,720	30,780	33,255	35,730	38,205	40,635	43,092	45,554	538	577	693	800	893	985
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,880	50,616	598	641	770	889	992	1,095
	60%	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	57,456	60,739	718	770	924	1,067	1,191	1,314
Median:	80%	38,320	43,840	49,280	54,720	59,120	63,520	67,920	72,240	76,608	80,986	958	1,027	1,232	1,423	1,588	1,752
	120%	57,480	65,760	73,920	82,080	88,680	95,280	101,880	108,360	114,912	121,478	1,437	1,540	1,848	2,134	2,382	2,628
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420	134,064	141,725	1,676	1,797	2,156	2,490	2,779	3,066

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	11,375	13,000	14,625	16,225	17,525	18,825	20,125	21,425	22,715	24,013	284	304	365	421
	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: 65,200	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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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HUD released 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 38,000																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	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
	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
	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
	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
	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
	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
	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

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**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,575	9,800	11,025	12,225	13,225	14,200	15,175	16,150	17,115	18,093	214	229	275	318	355	391
	28%	9,604	10,976	12,348	13,692	14,812	15,904	16,996	18,088	19,169	20,264	240	257	308	356	397	438
	30%	10,290	11,760	13,230	14,670	15,870	17,040	18,210	19,380	20,538	21,712	257	275	330	381	426	469
	33%	11,319	12,936	14,553	16,137	17,457	18,744	20,031	21,318	22,592	23,883	282	303	363	419	468	516
	35%	12,005	13,720	15,435	17,115	18,515	19,880	21,245	22,610	23,961	25,330	300	321	385	445	497	548
	40%	13,720	15,680	17,640	19,560	21,160	22,720	24,280	25,840	27,384	28,949	343	367	441	509	568	626
	45%	15,435	17,640	19,845	22,005	23,805	25,560	27,315	29,070	30,807	32,567	385	413	496	572	639	704
	50%	17,150	19,600	22,050	24,450	26,450	28,400	30,350	32,300	34,230	36,186	428	459	551	636	710	783
	60%	20,580	23,520	26,460	29,340	31,740	34,080	36,420	38,760	41,076	43,423	514	551	661	763	852	939
	80%	27,440	31,360	35,280	39,120	42,320	45,440	48,560	51,680	54,768	57,898	686	735	882	1,018	1,136	1,253
120%	41,160	47,040	52,920	58,680	63,480	68,160	72,840	77,520	82,152	86,846	1,029	1,102	1,323	1,527	1,704	1,879	
140%	48,020	54,880	61,740	68,460	74,060	79,520	84,980	90,440	95,844	101,321	1,200	1,286	1,543	1,781	1,988	2,192	
Median: 49,700																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 44,700																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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
	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
	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
	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
	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
	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
	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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 41,300	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 42,900																	
Hernando County (Tampa-St.Petersburg-Clearwater MSA)	25%	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200	66,976	70,803	838	898	1,078	1,244	1,388	1,532
120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800	100,464	106,205	1,257	1,347	1,617	1,866	2,082	2,298	
140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600	117,208	123,906	1,466	1,571	1,886	2,177	2,429	2,681	
Median: 59,800																	

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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 42,200																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) For use by projects that placed in service at least one building on or before 12/31/2008	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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HUD released 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	10,475	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%	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%	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%	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%	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%	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%	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%	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%	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
Median: 59,800	80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200	66,976	70,803	838	898	1,078	1,244	1,388	1,532
	120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800	100,464	106,205	1,257	1,347	1,617	1,866	2,082	2,298
	140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600	117,208	123,906	1,466	1,571	1,886	2,177	2,429	2,681

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 46,000	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
HERA Special Limits per Section 142(d)(2)(E) (est. 2014)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	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
	55%	22,715	25,960	29,205	32,395	35,035	37,620	40,205	42,790	45,353	47,945	567	608	730	842	940	1,037
	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: 61,900	80%	33,040	37,760	42,480	47,120	50,960	54,720	58,480	62,240	65,968	826	885	1,062	1,226	1,368	1,509	
	120%	49,560	56,640	63,720	70,680	76,440	82,080	87,720	93,360	98,952	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	1,445	1,548	1,858	2,145	2,394	2,640	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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
	55% - HS	23,870	27,280	30,690	34,045	36,795	39,545	42,240	44,990	47,663	50,387	596	639	767	885	988	1,090
	60% - HS	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

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,650	9,900	11,125	12,350	13,350	14,350	15,325	16,325	17,290	18,278	216	231	278	321	358	395
	28%	9,688	11,088	12,460	13,832	14,952	16,072	17,164	18,284	19,365	20,471	242	259	311	359	401	443
	30%	10,380	11,880	13,350	14,820	16,020	17,220	18,390	19,590	20,748	21,934	259	278	333	385	430	474
	33%	11,418	13,068	14,685	16,302	17,622	18,942	20,229	21,549	22,823	24,127	285	306	367	424	473	522
	35%	12,110	13,860	15,575	17,290	18,690	20,090	21,455	22,855	24,206	25,589	302	324	389	449	502	553
	40%	13,840	15,840	17,800	19,760	21,360	22,960	24,520	26,120	27,664	29,245	346	371	445	514	574	633
	45%	15,570	17,820	20,025	22,230	24,030	25,830	27,585	29,385	31,122	32,900	389	417	500	578	645	712
	50%	17,300	19,800	22,250	24,700	26,700	28,700	30,650	32,650	34,580	36,556	432	463	556	642	717	791
	60%	20,760	23,760	26,700	29,640	32,040	34,440	36,780	39,180	41,496	43,867	519	556	667	771	861	949
Median: 47,800	80%	27,680	31,680	35,600	39,520	42,720	45,920	49,040	52,240	55,328	58,490	692	742	890	1,028	1,148	1,266
	120%	41,520	47,520	53,400	59,280	64,080	68,880	73,560	78,360	82,992	87,734	1,038	1,113	1,335	1,542	1,722	1,899
	140%	48,440	55,440	62,300	69,160	74,760	80,360	85,820	91,420	96,824	102,357	1,211	1,298	1,557	1,799	2,009	2,215
HERA Special Limits per Section 142(d)(2)(E) (est. 2016)	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
	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
	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
For use by projects that placed in service at least one building on or before 12/31/2008	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
	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
	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
	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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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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	11,975	13,700	15,400	17,100	18,475	19,850	21,225	22,575	23,940	25,308	299	320	385	444	496	547
	28%	13,412	15,344	17,248	19,152	20,692	22,232	23,772	25,284	26,813	28,345	335	359	431	498	555	613
	30%	14,370	16,440	18,480	20,520	22,170	23,820	25,470	27,090	28,728	30,370	359	385	462	533	595	657
	33%	15,807	18,084	20,328	22,572	24,387	26,202	28,017	29,799	31,601	33,407	395	423	508	586	655	722
	35%	16,765	19,180	21,560	23,940	25,865	27,790	29,715	31,605	33,516	35,431	419	449	539	622	694	766
	40%	19,160	21,920	24,640	27,360	29,560	31,760	33,960	36,120	38,304	40,493	479	513	616	711	794	876
	45%	21,555	24,660	27,720	30,780	33,255	35,730	38,205	40,635	43,092	45,554	538	577	693	800	893	985
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,880	50,616	598	641	770	889	992	1,095
	60%	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	57,456	60,739	718	770	924	1,067	1,191	1,314
Median:	80%	38,320	43,840	49,280	54,720	59,120	63,520	67,920	72,240	76,608	80,986	958	1,027	1,232	1,423	1,588	1,752
	120%	57,480	65,760	73,920	82,080	88,680	95,280	101,880	108,360	114,912	121,478	1,437	1,540	1,848	2,134	2,382	2,628
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420	134,064	141,725	1,676	1,797	2,156	2,490	2,779	3,066

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	9,000	10,275	11,550	12,825	13,875	14,900	15,925	16,950	17,955	18,981	225	240	288	333	372	410
	28%	10,080	11,508	12,936	14,364	15,540	16,688	17,836	18,984	20,110	21,259	252	269	323	373	417	460
	30%	10,800	12,330	13,860	15,390	16,650	17,880	19,110	20,340	21,546	22,777	270	289	346	400	447	493
	33%	11,880	13,563	15,246	16,929	18,315	19,668	21,021	22,374	23,701	25,055	297	318	381	440	491	542
	35%	12,600	14,385	16,170	17,955	19,425	20,860	22,295	23,730	25,137	26,573	315	337	404	467	521	575
	40%	14,400	16,440	18,480	20,520	22,200	23,840	25,480	27,120	28,728	30,370	360	385	462	534	596	657
	45%	16,200	18,495	20,790	23,085	24,975	26,820	28,665	30,510	32,319	34,166	405	433	519	600	670	739
	50%	18,000	20,550	23,100	25,650	27,750	29,800	31,850	33,900	35,910	37,962	450	481	577	667	745	821
	60%	21,600	24,660	27,720	30,780	33,300	35,760	38,220	40,680	43,092	45,554	540	578	693	801	894	986
Median: 50,800	80%	28,800	32,880	36,960	41,040	44,400	47,680	50,960	54,240	57,456	60,739	720	771	924	1,068	1,192	1,315
	120%	43,200	49,320	55,440	61,560	66,600	71,520	76,440	81,360	86,184	91,109	1,080	1,156	1,386	1,602	1,788	1,972
	140%	50,400	57,540	64,680	71,820	77,700	83,440	89,180	94,920	100,548	106,294	1,260	1,349	1,617	1,869	2,086	2,301
HERA Special Limits	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
per Section 142(d)(2)(E)	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
(est. 2011)	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
For use by projects that	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
placed in service at least	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
one building on or	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
before 12/31/2008	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

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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,225	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%	11,452	13,104	14,728	16,352	17,668	18,994	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	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
	33%	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
Median: 58,400	35%	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%	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%	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%	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	60%	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
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356	1,496
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618
For use by projects that placed in service at least one building on or before 12/31/2008	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

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	32,480	37,120	41,760	46,320	50,080	53,760	57,440	61,200	64,848	68,554	812	870	1,044	1,205	1,344	1,483
120%	48,720	55,680	62,640	69,480	75,120	80,640	86,160	91,800	97,272	102,830	1,218	1,305	1,566	1,807	2,016	2,224	
140%	56,840	64,960	73,080	81,060	87,640	94,080	100,520	107,100	113,484	119,969	1,421	1,522	1,827	2,108	2,352	2,595	
Median: 57,900																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008	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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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 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

FHFC Posted : 4/17/2017

Multifamily Rental Programs (except HOME and SHIP) and 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%	11,975	13,700	15,400	17,100	18,475	19,850	21,225	22,575	23,940	25,308	299	320	385	444	496	547
	28%	13,412	15,344	17,248	19,152	20,692	22,232	23,772	25,284	26,813	28,345	335	359	431	498	555	613
	30%	14,370	16,440	18,480	20,520	22,170	23,820	25,470	27,090	28,728	30,370	359	385	462	533	595	657
	33%	15,807	18,084	20,328	22,572	24,387	26,202	28,017	29,799	31,601	33,407	395	423	508	586	655	722
	35%	16,765	19,180	21,560	23,940	25,865	27,790	29,715	31,605	33,516	35,431	419	449	539	622	694	766
	40%	19,160	21,920	24,640	27,360	29,560	31,760	33,960	36,120	38,304	40,493	479	513	616	711	794	876
Median:	45%	21,555	24,660	27,720	30,780	33,255	35,730	38,205	40,635	43,092	45,554	538	577	693	800	893	985
	50%	23,950	27,400	30,800	34,200	36,950	39,700	42,450	45,150	47,880	50,616	598	641	770	889	992	1,095
	60%	28,740	32,880	36,960	41,040	44,340	47,640	50,940	54,180	57,456	60,739	718	770	924	1,067	1,191	1,314
	80%	38,320	43,840	49,280	54,720	59,120	63,520	67,920	72,240	76,608	80,986	958	1,027	1,232	1,423	1,588	1,752
	120%	57,480	65,760	73,920	82,080	88,680	95,280	101,880	108,360	114,912	121,478	1,437	1,540	1,848	2,134	2,382	2,628
	140%	67,060	76,720	86,240	95,760	103,460	111,160	118,860	126,420	134,064	141,725	1,676	1,797	2,156	2,490	2,779	3,066

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 45,700	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	9,225	10,550	11,875	13,175	14,250	15,300	16,350	17,400	18,445	19,499	230	247	296	342	382	421
	28%	10,332	11,816	13,300	14,756	15,960	17,136	18,312	19,488	20,658	21,839	258	276	332	383	428	472
	30%	11,070	12,660	14,250	15,810	17,100	18,360	19,620	20,880	22,134	23,399	276	296	356	411	459	506
	33%	12,177	13,926	15,675	17,391	18,810	20,196	21,582	22,968	24,347	25,739	304	326	391	452	504	556
	35%	12,915	14,770	16,625	18,445	19,950	21,420	22,890	24,360	25,823	27,299	322	346	415	479	535	590
	40%	14,760	16,880	19,000	21,080	22,800	24,480	26,160	27,840	29,512	31,198	369	395	475	548	612	675
	45%	16,605	18,990	21,375	23,715	25,650	27,540	29,430	31,320	33,201	35,098	415	444	534	617	688	759
	50%	18,450	21,100	23,750	26,350	28,500	30,600	32,700	34,800	36,890	38,998	461	494	593	685	765	843
	60%	22,140	25,320	28,500	31,620	34,200	36,720	39,240	41,760	44,268	46,798	553	593	712	822	918	1,012
Median: 52,700	80%	29,520	33,760	38,000	42,160	45,600	48,960	52,320	55,680	59,024	62,397	738	791	950	1,097	1,224	1,350
	120%	44,280	50,640	57,000	63,240	68,400	73,440	78,480	83,520	88,536	93,595	1,107	1,186	1,425	1,645	1,836	2,025
	140%	51,660	59,080	66,500	73,780	79,800	85,680	91,560	97,440	103,292	109,194	1,291	1,384	1,662	1,919	2,142	2,362
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
(est. 2011)	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
For use by projects that	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
placed in service at least	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
one building on or	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
before 12/31/2008	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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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 43,200																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008	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 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

FHFC Posted : 4/17/2017

Multifamily Rental Programs (except HOME and SHIP) and 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%	11,475	13,100	14,750	16,375	17,700	19,000	20,325	21,625	22,925	24,235	286	307	368	425	475	524
	28%	12,852	14,672	16,520	18,340	19,824	21,280	22,764	24,220	25,676	27,143	321	344	413	477	532	587
	30%	13,770	15,720	17,700	19,650	21,240	22,800	24,390	25,950	27,510	29,082	344	368	442	511	570	629
	33%	15,147	17,292	19,470	21,615	23,364	25,080	26,829	28,545	30,261	31,990	378	405	486	562	627	692
	35%	16,065	18,340	20,650	22,925	24,780	26,600	28,455	30,275	32,095	33,929	401	430	516	596	665	734
	40%	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	38,776	459	491	590	681	760	839
	45%	20,655	23,580	26,550	29,475	31,860	34,200	36,585	38,925	41,265	43,623	516	552	663	766	855	943
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	60%	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	58,164	688	737	885	1,022	1,140	1,258
	80%	36,720	41,920	47,200	52,400	56,640	60,800	65,040	69,200	73,360	77,552	918	983	1,180	1,363	1,520	1,678
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
Median:	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660	2,936

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,900	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
	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	1,301
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	
Median: 51,500																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2013)	25% - HS	9,025	10,300	11,600	12,875	13,925	14,950	15,975	17,000	18,025	19,055	225	241	290	335	373	412
	28% - HS	10,108	11,536	12,992	14,420	15,596	16,744	17,892	19,040	20,188	21,342	252	270	324	375	418	461
	30% - HS	10,830	12,360	13,920	15,450	16,710	17,940	19,170	20,400	21,630	22,866	270	289	348	402	448	494
	33% - HS	11,913	13,596	15,312	16,995	18,381	19,734	21,087	22,440	23,793	25,153	297	318	382	442	493	544
	35% - HS	12,635	14,420	16,240	18,025	19,495	20,930	22,365	23,800	25,235	26,677	315	338	406	469	523	577
	40% - HS	14,440	16,480	18,560	20,600	22,280	23,920	25,560	27,200	28,840	30,488	361	386	464	536	598	659
	45% - HS	16,245	18,540	20,880	23,175	25,065	26,910	28,755	30,600	32,445	34,299	406	434	522	603	672	741
	50% - HS	18,050	20,600	23,200	25,750	27,850	29,900	31,950	34,000	36,050	38,110	451	483	580	670	747	824
	60% - HS	21,660	24,720	27,840	30,900	33,420	35,880	38,340	40,800	43,260	45,732	541	579	696	804	897	989

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	33,760	38,560	43,360	48,160	52,080	55,920	59,760	63,600	67,424	71,277	844	904	1,084	1,253	1,398	1,542
120%	50,640	57,840	65,040	72,240	78,120	83,880	89,640	95,400	101,136	106,915	1,266	1,356	1,626	1,879	2,097	2,313	
140%	59,080	67,480	75,880	84,280	91,140	97,860	104,580	111,300	117,992	124,734	1,477	1,582	1,897	2,192	2,446	2,698	
Median: 58,000																	
Miami-Dade County (Miami-Miami Beach- Kendall HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	13,225	15,100	17,000	18,875	20,400	21,900	23,425	24,925	26,425	27,935	330	354	425	490	547	604
	28%	14,812	16,912	19,040	21,140	22,848	24,528	26,236	27,916	29,596	31,287	370	396	476	549	613	676
	30%	15,870	18,120	20,400	22,650	24,480	26,280	28,110	29,910	31,710	33,522	396	424	510	589	657	725
	33%	17,457	19,932	22,440	24,915	26,928	28,908	30,921	32,901	34,881	36,874	436	467	561	648	722	797
	35%	18,515	21,140	23,800	26,425	28,560	30,660	32,795	34,895	36,995	39,109	462	495	595	687	766	846
	40%	21,160	24,160	27,200	30,200	32,640	35,040	37,480	39,880	42,280	44,696	529	566	680	785	876	967
	45%	23,805	27,180	30,600	33,975	36,720	39,420	42,165	44,865	47,565	50,283	595	637	765	883	985	1,087
	50%	26,450	30,200	34,000	37,750	40,800	43,800	46,850	49,850	52,850	55,870	661	708	850	981	1,095	1,208
	60%	31,740	36,240	40,800	45,300	48,960	52,560	56,220	59,820	63,420	67,044	793	849	1,020	1,178	1,314	1,450
	80%	42,320	48,320	54,400	60,400	65,280	70,080	74,960	79,760	84,560	89,392	1,058	1,133	1,360	1,571	1,752	1,934
120%	63,480	72,480	81,600	90,600	97,920	105,120	112,440	119,640	126,840	134,088	1,587	1,699	2,040	2,356	2,628	2,901	
140%	74,060	84,560	95,200	105,700	114,240	122,640	131,180	139,580	147,980	156,436	1,851	1,982	2,380	2,749	3,066	3,384	
Median: 51,800																	

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	16,100	18,400	20,700	22,975	24,825	26,675	28,500	30,350	32,165	34,003	402	431	517	597	666	735
	28%	18,032	20,608	23,184	25,732	27,804	29,876	31,920	33,992	36,025	38,083	450	483	579	669	746	823
	30%	19,320	22,080	24,840	27,570	29,790	32,010	34,200	36,420	38,598	40,804	483	517	621	717	800	882
	33%	21,252	24,288	27,324	30,327	32,769	35,211	37,620	40,062	42,458	44,884	531	569	683	788	880	971
	35%	22,540	25,760	28,980	32,165	34,755	37,345	39,900	42,490	45,031	47,604	563	603	724	836	933	1,029
	40%	25,760	29,440	33,120	36,760	39,720	42,680	45,600	48,560	51,464	54,405	644	690	828	956	1,067	1,177
	45%	28,980	33,120	37,260	41,355	44,685	48,015	51,300	54,630	57,997	61,205	724	776	931	1,075	1,200	1,324
	50%	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700	64,330	68,006	805	862	1,035	1,195	1,333	1,471
	60%	38,640	44,160	49,680	55,140	59,580	64,020	68,400	72,840	77,196	81,607	966	1,035	1,242	1,434	1,600	1,765
	80%	51,520	58,880	66,240	73,520	79,440	85,360	91,200	97,120	102,928	108,810	1,288	1,380	1,656	1,912	2,134	2,354
	120%	77,280	88,320	99,360	110,280	119,160	128,040	136,800	145,680	154,392	163,214	1,932	2,070	2,484	2,868	3,201	3,531
	140%	90,160	103,040	115,920	128,660	139,020	149,380	159,600	169,960	180,124	190,417	2,254	2,415	2,898	3,346	3,734	4,119
Median: 68,700	150%	96,600	110,400	124,200	137,850	148,950	160,050	171,000	182,100	192,990	204,018	2,415	2,587	3,105	3,585	4,001	4,413

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 4/14/2017
 Implement on or before 5/28/2017
 FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
 Florida Housing Finance Corporation
 Multifamily Rental Programs (except HOME and SHIP) and 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%	11,275	12,900	14,500	16,100	17,400	18,700	19,975	21,275	22,540	23,828	281	302	362	418	467	515
	28%	12,628	14,448	16,240	18,032	19,488	20,944	22,372	23,828	25,245	26,687	315	338	406	469	523	577
	30%	13,530	15,480	17,400	19,320	20,880	22,440	23,970	25,530	27,048	28,594	338	362	435	502	561	618
	33%	14,883	17,028	19,140	21,252	22,968	24,684	26,367	28,083	29,753	31,453	372	398	478	552	617	680
	35%	15,785	18,060	20,300	22,540	24,360	26,180	27,965	29,785	31,556	33,359	394	423	507	586	654	721
	40%	18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040	36,064	38,125	451	483	580	670	748	825
	45%	20,295	23,220	26,100	28,980	31,320	33,660	35,955	38,295	40,572	42,890	507	543	652	753	841	928
	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	45,080	47,656	563	604	725	837	935	1,031
	60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	54,096	57,187	676	725	870	1,005	1,122	1,237
	80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080	72,128	76,250	902	967	1,160	1,340	1,496	1,650
120%	54,120	61,920	69,600	77,280	83,520	89,760	95,880	102,120	108,192	114,374	1,353	1,450	1,740	2,010	2,244	2,475	
140%	63,140	72,240	81,200	90,160	97,440	104,720	111,860	119,140	126,224	133,437	1,578	1,692	2,030	2,345	2,618	2,887	
Median: 64,400																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2013) For use by projects that placed in service at least one building on or before 12/31/2008	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	

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HUD released 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

FHFC Posted : 4/17/2017

Multifamily Rental Programs (except HOME and SHIP) and 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%	11,925	13,625	15,325	17,025	18,400	19,750	21,125	22,475	23,835	25,197	298	319	383	442	493	545
	28%	13,356	15,260	17,164	19,068	20,608	22,120	23,660	25,172	26,695	28,221	333	357	429	495	553	610
	30%	14,310	16,350	18,390	20,430	22,080	23,700	25,350	26,970	28,602	30,236	357	383	459	531	592	654
	33%	15,741	17,985	20,229	22,473	24,288	26,070	27,885	29,667	31,462	33,260	393	421	505	584	651	719
	35%	16,695	19,075	21,455	23,835	25,760	27,650	29,575	31,465	33,369	35,276	417	447	536	619	691	763
	40%	19,080	21,800	24,520	27,240	29,440	31,600	33,800	35,960	38,136	40,315	477	511	613	708	790	872
	45%	21,465	24,525	27,585	30,645	33,120	35,550	38,025	40,455	42,903	45,355	536	574	689	797	888	981
	50%	23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950	47,670	50,394	596	638	766	885	987	1,090
	60%	28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940	57,204	60,473	715	766	919	1,062	1,185	1,308
	80%	38,160	43,600	49,040	54,480	58,880	63,200	67,600	71,920	76,272	80,630	954	1,022	1,226	1,417	1,580	1,744
	120%	57,240	65,400	73,560	81,720	88,320	94,800	101,400	107,880	114,408	120,946	1,431	1,533	1,839	2,125	2,370	2,616
Median: 71,500	140%	66,780	76,300	85,820	95,340	103,040	110,600	118,300	125,860	133,476	141,103	1,669	1,788	2,145	2,479	2,765	3,052

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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 44,800																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2014)	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
	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
	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
	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
	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
	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
	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.

HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,225	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%	11,452	13,104	14,728	16,352	17,668	18,994	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	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
	33%	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
Median: 58,400	35%	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%	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%	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%	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	55%	22,495	25,740	28,930	32,120	34,705	37,290	39,875	42,405	44,968	47,538	562	602	723	835	932	1,028
	60%	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
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356	1,496
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
For use by projects that placed in service at least one building on or before 12/31/2008	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618
	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.

HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,225	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%	11,452	13,104	14,728	16,352	17,668	18,994	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	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
	33%	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
Median: 58,400	35%	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%	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%	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%	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2011)	60%	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
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356	1,496
	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618
For use by projects that placed in service at least one building on or before 12/31/2008	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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HUD released 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	12,600	14,400	16,200	17,975	19,425	20,875	22,300	23,750	25,165	26,603	315	337	405	467	521	575
	28%	14,112	16,128	18,144	20,132	21,756	23,380	24,976	26,600	28,185	29,795	352	378	453	523	584	644
	30%	15,120	17,280	19,440	21,570	23,310	25,050	26,760	28,500	30,198	31,924	378	405	486	561	626	690
	33%	16,632	19,008	21,384	23,727	25,641	27,555	29,436	31,350	33,218	35,116	415	445	534	617	688	759
Median: 67,900	35%	17,640	20,160	22,680	25,165	27,195	29,225	31,220	33,250	35,231	37,244	441	472	567	654	730	805
	40%	20,160	23,040	25,920	28,760	31,080	33,400	35,680	38,000	40,264	42,565	504	540	648	748	835	921
HERA Special Limits per Section 142(d)(2)(E) (est. 2012)	45%	22,680	25,920	29,160	32,355	34,965	37,575	40,140	42,750	45,297	47,885	567	607	729	841	939	1,036
	50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	50,330	53,206	630	675	810	935	1,043	1,151
	60%	30,240	34,560	38,880	43,140	46,620	50,100	53,520	57,000	60,396	63,847	756	810	972	1,122	1,252	1,381
	80%	40,320	46,080	51,840	57,520	62,160	66,800	71,360	76,000	80,528	85,130	1,008	1,080	1,296	1,496	1,670	1,842
For use by projects that placed in service at least one building on or before 12/31/2008	120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	120,792	127,694	1,512	1,620	1,944	2,244	2,505	2,763
	140%	70,560	80,640	90,720	100,660	108,780	116,900	124,880	133,000	140,924	148,977	1,764	1,890	2,268	2,618	2,922	3,223
	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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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,475	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200	66,976	70,803	838	898	1,078	1,244	1,388	1,532
120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800	100,464	106,205	1,257	1,347	1,617	1,866	2,082	2,298	
140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600	117,208	123,906	1,466	1,571	1,886	2,177	2,429	2,681	
Median: 59,800																	
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	20%	8,380	9,580	10,780	11,960	12,920	13,880	14,840	15,800	16,744	17,701	209	224	269	311	347	383
	25%	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%	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%	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%	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%	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%	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%	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%	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%	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
80%	33,520	38,320	43,120	47,840	51,680	55,520	59,360	63,200	66,976	70,803	838	898	1,078	1,244	1,388	1,532	
120%	50,280	57,480	64,680	71,760	77,520	83,280	89,040	94,800	100,464	106,205	1,257	1,347	1,617	1,866	2,082	2,298	
140%	58,660	67,060	75,460	83,720	90,440	97,160	103,880	110,600	117,208	123,906	1,466	1,571	1,886	2,177	2,429	2,681	
Median: 59,800																	

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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
	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	1,344
Median: 52,500	120%	44,160	50,400	56,760	63,000	68,040	73,080	78,120	83,160	88,200	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	1,288	1,379	1,655	1,911	2,131	2,352	
HERA Special Limits per Section 142(d)(2)(E) (est. 2013)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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

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HUD released 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
Median: 37,900	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
Median: 37,900	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
Median: 37,900	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	11,275	12,900	14,500	16,100	17,400	18,700	19,975	21,275	22,540	23,828	281	302	362	418	467	515
	28%	12,628	14,448	16,240	18,032	19,488	20,944	22,372	23,828	25,245	26,687	315	338	406	469	523	577
	30%	13,530	15,480	17,400	19,320	20,880	22,440	23,970	25,530	27,048	28,594	338	362	435	502	561	618
	33%	14,883	17,028	19,140	21,252	22,968	24,684	26,367	28,083	29,753	31,453	372	398	478	552	617	680
	35%	15,785	18,060	20,300	22,540	24,360	26,180	27,965	29,785	31,556	33,359	394	423	507	586	654	721
	40%	18,040	20,640	23,200	25,760	27,840	29,920	31,960	34,040	36,064	38,125	451	483	580	670	748	825
	45%	20,295	23,220	26,100	28,980	31,320	33,660	35,955	38,295	40,572	42,890	507	543	652	753	841	928
	50%	22,550	25,800	29,000	32,200	34,800	37,400	39,950	42,550	45,080	47,656	563	604	725	837	935	1,031
	60%	27,060	30,960	34,800	38,640	41,760	44,880	47,940	51,060	54,096	57,187	676	725	870	1,005	1,122	1,237
	80%	36,080	41,280	46,400	51,520	55,680	59,840	63,920	68,080	72,128	76,250	902	967	1,160	1,340	1,496	1,650
120%	54,120	61,920	69,600	77,280	83,520	89,760	95,880	102,120	108,192	114,374	1,353	1,450	1,740	2,010	2,244	2,475	
140%	63,140	72,240	81,200	90,160	97,440	104,720	111,860	119,140	126,224	133,437	1,578	1,692	2,030	2,345	2,618	2,887	
Median: 64,400																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2013)	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

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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	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%	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%	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%	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%	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%	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%	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%	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%	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
	80%	33,760	38,560	43,360	48,160	52,080	55,920	59,760	63,600	67,424	71,277	844	904	1,084	1,253	1,398	1,542
120%	50,640	57,840	65,040	72,240	78,120	83,880	89,640	95,400	101,136	106,915	1,266	1,356	1,626	1,879	2,097	2,313	
140%	59,080	67,480	75,880	84,280	91,140	97,860	104,580	111,300	117,992	124,734	1,477	1,582	1,897	2,192	2,446	2,698	
Santa Rosa County (Pensacola-Ferry Pass- Brent MSA)	25%	10,850	12,400	13,950	15,500	16,750	18,000	19,225	20,475	21,700	22,940	271	290	348	403	450	496
	28%	12,152	13,888	15,624	17,360	18,760	20,160	21,532	22,932	24,304	25,693	303	325	390	451	504	555
	30%	13,020	14,880	16,740	18,600	20,100	21,600	23,070	24,570	26,040	27,528	325	348	418	483	540	595
	33%	14,322	16,368	18,414	20,460	22,110	23,760	25,377	27,027	28,644	30,281	358	383	460	532	594	655
	35%	15,190	17,360	19,530	21,700	23,450	25,200	26,915	28,665	30,380	32,116	379	406	488	564	630	694
	40%	17,360	19,840	22,320	24,800	26,800	28,800	30,760	32,760	34,720	36,704	434	465	558	645	720	794
	45%	19,530	22,320	25,110	27,900	30,150	32,400	34,605	36,855	39,060	41,292	488	523	627	725	810	893
	50%	21,700	24,800	27,900	31,000	33,500	36,000	38,450	40,950	43,400	45,880	542	581	697	806	900	992
	60%	26,040	29,760	33,480	37,200	40,200	43,200	46,140	49,140	52,080	55,056	651	697	837	967	1,080	1,191
	80%	34,720	39,680	44,640	49,600	53,600	57,600	61,520	65,520	69,440	73,408	868	930	1,116	1,290	1,440	1,588
120%	52,080	59,520	66,960	74,400	80,400	86,400	92,280	98,280	104,160	110,112	1,302	1,395	1,674	1,935	2,160	2,382	
140%	60,760	69,440	78,120	86,800	93,800	100,800	107,660	114,660	121,520	128,464	1,519	1,627	1,953	2,257	2,520	2,779	

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HUD released 4/14/2017

2017 Income Limits and Rent Limits

Implement on or before 5/28/2017

Florida Housing Finance Corporation

FHFC Posted : 4/17/2017

Multifamily Rental Programs (except HOME and SHIP) and 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%	11,475	13,100	14,750	16,375	17,700	19,000	20,325	21,625	22,925	24,235	286	307	368	425	475	524
	28%	12,852	14,672	16,520	18,340	19,824	21,280	22,764	24,220	25,676	27,143	321	344	413	477	532	587
	30%	13,770	15,720	17,700	19,650	21,240	22,800	24,390	25,950	27,510	29,082	344	368	442	511	570	629
	33%	15,147	17,292	19,470	21,615	23,364	25,080	26,829	28,545	30,261	31,990	378	405	486	562	627	692
	35%	16,065	18,340	20,650	22,925	24,780	26,600	28,455	30,275	32,095	33,929	401	430	516	596	665	734
	40%	18,360	20,960	23,600	26,200	28,320	30,400	32,520	34,600	36,680	38,776	459	491	590	681	760	839
	45%	20,655	23,580	26,550	29,475	31,860	34,200	36,585	38,925	41,265	43,623	516	552	663	766	855	943
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	60%	27,540	31,440	35,400	39,300	42,480	45,600	48,780	51,900	55,020	58,164	688	737	885	1,022	1,140	1,258
	80%	36,720	41,920	47,200	52,400	56,640	60,800	65,040	69,200	73,360	77,552	918	983	1,180	1,363	1,520	1,678
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
Median:	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660	2,936

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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,225	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%	11,452	13,104	14,728	16,352	17,668	18,994	20,300	21,588	22,893	24,201	286	306	368	425	474	523
	30%	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
	33%	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%	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%	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
Median: 58,400	45%	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%	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%	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
	80%	32,720	37,440	42,080	46,720	50,480	54,240	58,000	61,680	65,408	69,146	818	877	1,052	1,215	1,356	1,496
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) For use by projects that placed in service at least one building on or before 12/31/2008	120%	49,080	56,160	63,120	70,080	75,720	81,360	87,000	92,520	98,112	103,718	1,227	1,315	1,578	1,822	2,034	2,244
	140%	57,260	65,520	73,640	81,760	88,340	94,920	101,500	107,940	114,464	121,005	1,431	1,534	1,841	2,126	2,373	2,618
	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.

HUD released 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	10,500	12,000	13,500	15,000	16,200	17,400	18,600	19,800	21,000	22,200	262	281	337	390	435	480
	28%	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
	30%	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
	33%	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
	35%	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
	40%	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
Median: 60,000	45%	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%	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%	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
	80%	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360	67,200	71,040	840	900	1,080	1,248	1,392	1,536
HERA Special Limits per Section 142(d)(2)(E) (est. 2016) For use by projects that placed in service at least one building on or before 12/31/2008	120%	50,400	57,600	64,800	72,000	77,760	83,520	89,280	95,040	100,800	106,560	1,260	1,350	1,620	1,872	2,088	2,304
	140%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	117,600	124,320	1,470	1,575	1,890	2,184	2,436	2,688
	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
	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	

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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 47,100																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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

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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 4/14/2017

Implement on or before 5/28/2017

FHFC Posted : 4/17/2017

2017 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs (except HOME and SHIP) and 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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
Median: 45,400	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
	120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860
	140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170
HERA Special Limits per Section 142(d)(2)(E) (est. 2009)	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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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,800	10,050	11,300	12,550	13,575	14,575	15,575	16,575	17,570	18,574	220	235	282	326	364	401
	28%	9,856	11,256	12,656	14,056	15,204	16,324	17,444	18,564	19,678	20,803	246	263	316	365	408	450
	30%	10,560	12,060	13,560	15,060	16,290	17,490	18,690	19,890	21,084	22,289	264	282	339	391	437	482
	33%	11,616	13,266	14,916	16,566	17,919	19,239	20,559	21,879	23,192	24,518	290	311	372	431	480	530
	35%	12,320	14,070	15,820	17,570	19,005	20,405	21,805	23,205	24,598	26,004	308	329	395	457	510	562
	40%	14,080	16,080	18,080	20,080	21,720	23,320	24,920	26,520	28,112	29,718	352	377	452	522	583	643
	45%	15,840	18,090	20,340	22,590	24,435	26,235	28,035	29,835	31,626	33,433	396	424	508	587	655	723
	50%	17,600	20,100	22,600	25,100	27,150	29,150	31,150	33,150	35,140	37,148	440	471	565	653	728	803
	60%	21,120	24,120	27,120	30,120	32,580	34,980	37,380	39,780	42,168	44,578	528	565	678	783	874	964
Median: 49,600	80%	28,160	32,160	36,160	40,160	43,440	46,640	49,840	53,040	56,224	59,437	704	754	904	1,045	1,166	1,286
	120%	42,240	48,240	54,240	60,240	65,160	69,960	74,760	79,560	84,336	89,155	1,056	1,131	1,356	1,567	1,749	1,929
	140%	49,280	56,280	63,280	70,280	76,020	81,620	87,220	92,820	98,392	104,014	1,232	1,319	1,582	1,828	2,040	2,250
HERA Special Limits per Section 142(d)(2)(E) (est. 2015)	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
	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
	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
For use by projects that placed in service at least one building on or before 12/31/2008	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
	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
	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
	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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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	9,775	11,175	12,575	13,950	15,075	16,200	17,300	18,425	19,530	20,646	244	261	314	362	405	446
	28%	10,948	12,516	14,084	15,624	16,884	18,144	19,376	20,636	21,874	23,124	273	293	352	406	453	500
	30%	11,730	13,410	15,090	16,740	18,090	19,440	20,760	22,110	23,436	24,775	293	314	377	435	486	535
	33%	12,903	14,751	16,599	18,414	19,899	21,384	22,836	24,321	25,780	27,253	322	345	414	478	534	589
	35%	13,685	15,645	17,605	19,530	21,105	22,680	24,220	25,795	27,342	28,904	342	366	440	507	567	625
	40%	15,640	17,880	20,120	22,320	24,120	25,920	27,680	29,480	31,248	33,034	391	419	503	580	648	714
	45%	17,595	20,115	22,635	25,110	27,135	29,160	31,140	33,165	35,154	37,163	439	471	565	653	729	803
	50%	19,550	22,350	25,150	27,900	30,150	32,400	34,600	36,850	39,060	41,292	488	523	628	725	810	893
	60%	23,460	26,820	30,180	33,480	36,180	38,880	41,520	44,220	46,872	49,550	586	628	754	870	972	1,071
Median:	80%	31,280	35,760	40,240	44,640	48,240	51,840	55,360	58,960	62,496	66,067	782	838	1,006	1,161	1,296	1,429
	120%	46,920	53,640	60,360	66,960	72,360	77,760	83,040	88,440	93,744	99,101	1,173	1,257	1,509	1,741	1,944	2,143
	140%	54,740	62,580	70,420	78,120	84,420	90,720	96,880	103,180	109,368	115,618	1,368	1,466	1,760	2,031	2,268	2,500
HERA Special Limits per Section 142(d)(2)(E) (est. 2013)	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
For use by projects that placed in service at least one building on or before 12/31/2008	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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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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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 HMIFA; Tallahassee MSA)	25%	11,200	12,800	14,400	15,975	17,275	18,550	19,825	21,100	22,365	23,643	280	300	360	415	463	511
	28%	12,544	14,336	16,128	17,892	19,348	20,776	22,204	23,632	25,049	26,480	313	336	403	465	519	572
	30%	13,440	15,360	17,280	19,170	20,730	22,260	23,790	25,320	26,838	28,372	336	360	432	498	556	613
	33%	14,784	16,896	19,008	21,087	22,803	24,486	26,169	27,852	29,522	31,209	369	396	475	548	612	675
	35%	15,680	17,920	20,160	22,365	24,185	25,970	27,755	29,540	31,311	33,100	392	420	504	581	649	716
Median: 63,900	40%	17,920	20,480	23,040	25,560	27,640	29,680	31,720	33,760	35,784	37,829	448	480	576	665	742	818
	45%	20,160	23,040	25,920	28,755	31,095	33,390	35,685	37,980	40,257	42,557	504	540	648	748	834	920
	50%	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200	44,730	47,286	560	600	720	831	927	1,023
	60%	26,880	30,720	34,560	38,340	41,460	44,520	47,580	50,640	53,676	56,743	672	720	864	997	1,113	1,227
	80%	35,840	40,960	46,080	51,120	55,280	59,360	63,440	67,520	71,568	75,658	896	960	1,152	1,330	1,484	1,637
HERA Special Limits per Section 142(d)(2)(E) (est. 2010) For use by projects that placed in service at least one building on or before 12/31/2008	120%	53,760	61,440	69,120	76,680	82,920	89,040	95,160	101,280	107,352	113,486	1,344	1,440	1,728	1,995	2,226	2,455
	140%	62,720	71,680	80,640	89,460	96,740	103,880	111,020	118,160	125,244	132,401	1,568	1,680	2,016	2,327	2,597	2,864
	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 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	10,300	11,775	13,250	14,700	15,900	17,075	18,250	19,425	20,580	21,756	257	275	331	382	426	470
	28%	11,536	13,188	14,840	16,464	17,808	19,124	20,440	21,756	23,050	24,367	288	309	371	428	478	527
	30%	12,360	14,130	15,900	17,640	19,080	20,490	21,900	23,310	24,696	26,107	309	331	397	459	512	565
	33%	13,596	15,543	17,490	19,404	20,988	22,539	24,090	25,641	27,166	28,718	339	364	437	504	563	621
	35%	14,420	16,485	18,550	20,580	22,260	23,905	25,550	27,195	28,812	30,458	360	386	463	535	597	659
	40%	16,480	18,840	21,200	23,520	25,440	27,320	29,200	31,080	32,928	34,810	412	441	530	612	683	753
Median: 58,800	45%	18,540	21,195	23,850	26,460	28,620	30,735	32,850	34,965	37,044	39,161	463	496	596	688	768	847
	50%	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850	41,160	43,512	515	551	662	765	853	941
	60%	24,720	28,260	31,800	35,280	38,160	40,980	43,800	46,620	49,392	52,214	618	662	795	918	1,024	1,130
	80%	32,960	37,680	42,400	47,040	50,880	54,640	58,400	62,160	65,856	69,619	824	883	1,060	1,224	1,366	1,507
HERA Special Limits per Section 142(d)(2)(E) (est. 2010) For use by projects that placed in service at least one building on or before 12/31/2008	120%	49,440	56,520	63,600	70,560	76,320	81,960	87,600	93,240	98,784	104,429	1,236	1,324	1,590	1,836	2,049	2,260
	140%	57,680	65,940	74,200	82,320	89,040	95,620	102,200	108,780	115,248	121,834	1,442	1,545	1,855	2,142	2,390	2,637
	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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HUD released 4/14/2017

**2017 Income Limits and Rent Limits
Florida Housing Finance Corporation**

Implement on or before 5/28/2017

Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program

FHFC Posted : 4/17/2017

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%	8,475	9,700	10,900	12,100	13,075	14,050	15,025	15,975	16,940	17,908	211	227	272	314	351	387
	28%	9,492	10,864	12,208	13,552	14,644	15,736	16,828	17,892	18,973	20,057	237	254	305	352	393	434
	30%	10,170	11,640	13,080	14,520	15,690	16,860	18,030	19,170	20,328	21,490	254	272	327	377	421	465
	33%	11,187	12,804	14,388	15,972	17,259	18,546	19,833	21,087	22,361	23,639	279	299	359	415	463	511
	35%	11,865	13,580	15,260	16,940	18,305	19,670	21,035	22,365	23,716	25,071	296	318	381	440	491	542
	40%	13,560	15,520	17,440	19,360	20,920	22,480	24,040	25,560	27,104	28,653	339	363	436	503	562	620
	45%	15,255	17,460	19,620	21,780	23,535	25,290	27,045	28,755	30,492	32,234	381	408	490	566	632	697
	50%	16,950	19,400	21,800	24,200	26,150	28,100	30,050	31,950	33,880	35,816	423	454	545	629	702	775
	60%	20,340	23,280	26,160	29,040	31,380	33,720	36,060	38,340	40,656	42,979	508	545	654	755	843	930
	80%	27,120	31,040	34,880	38,720	41,840	44,960	48,080	51,120	54,208	57,306	678	727	872	1,007	1,124	1,240
120%	40,680	46,560	52,320	58,080	62,760	67,440	72,120	76,680	81,312	85,958	1,017	1,090	1,308	1,510	1,686	1,860	
140%	47,460	54,320	61,040	67,760	73,220	78,680	84,140	89,460	94,864	100,285	1,186	1,272	1,526	1,762	1,967	2,170	
Median: 47,900																	
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) For use by projects that placed in service at least one building on or before 12/31/2008	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
	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
	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
	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
	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
	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
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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HUD released 4/14/2017
 Implement on or before 5/28/2017
 FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
 Florida Housing Finance Corporation
 Multifamily Rental Programs (except HOME and SHIP) and CWHIP Homeownership Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household																		
		1	2	3	4	5	6	7	8	9	10									

**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(j)(8)**

USDA-Eligible Rural Addresses per Section 42(j)(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	9,650	11,050	12,425	13,800	14,900	16,000	17,100	18,225	19,320	20,424	241	258	310	358	400	441	
28% - R	10,808	12,376	13,916	15,456	16,688	17,920	19,152	20,412	21,638	22,875	270	289	347	401	448	494	
30% - R	11,580	13,260	14,910	16,560	17,880	19,200	20,520	21,870	23,184	24,509	289	310	372	430	480	529	
33% - R	12,738	14,586	16,401	18,216	19,668	21,120	22,572	24,057	25,502	26,960	318	341	410	473	528	582	
35% - R	13,510	15,470	17,395	19,320	20,860	22,400	23,940	25,515	27,048	28,594	337	362	434	502	560	618	
40% - R	15,440	17,680	19,880	22,080	23,840	25,600	27,360	29,160	30,912	32,678	386	414	497	574	640	706	
45% - R	17,370	19,890	22,365	24,840	26,820	28,800	30,780	32,805	34,776	36,763	434	465	559	645	720	794	
50% - R	19,300	22,100	24,850	27,600	29,800	32,000	34,200	36,450	38,640	40,848	482	517	621	717	800	883	
60% - R	23,160	26,520	29,820	33,120	35,760	38,400	41,040	43,740	46,368	49,018	579	621	745	861	960	1,059	

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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 4/14/2017
 Implement on or before 5/28/2017
 FHFC Posted : 4/17/2017

**2017 Income Limits and Rent Limits
 Florida Housing Finance Corporation
 Multifamily Rental Programs (except HOME and SHIP) and 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

**Florida Housing Finance Corporation
 2017 Multifamily Rental Bond Program
 Pre-1986 Tax Reform Act - NOT by Household Size**

Alachua County (Gainesville MSA)	80%	51,920
	150%	97,350
Broward County (Fort Lauderdale HMFA)	80%	60,960
	150%	114,300
Hillsborough County (Tampa-St. Petersburg MSA)	80%	47,840
	150%	89,700
Lee County (Cape Coral-Fort Myers MSA)	80%	46,320
	150%	88,500
Orange County (Orlando MSA)	80%	46,720
	150%	88,500
Volusia County (Deltona-Daytona Beach MSA)	80%	44,640
	150%	88,500

Effective 6/15/2017
 U.S. DEPARTMENT OF HUD (04/11/2017)
 STATE: FLORIDA

PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Cape Coral-Fort Myers, FL MSA								
30% LIMITS	12150	13900	15650	17350	18750	20150	21550	22950
VERY LOW INCOME	20300	23200	26100	28950	31300	33600	35900	38250
60% LIMITS	24360	27840	31320	34740	37560	40320	43080	45900
LOW INCOME	32450	37050	41700	46300	50050	53750	57450	61150
Crestview-Fort Walton Beach-Destin, FL HUD								
30% LIMITS	14350	16400	18450	20450	22100	23750	25400	27000
VERY LOW INCOME	23850	27250	30650	34050	36800	39500	42250	44950
60% LIMITS	28620	32700	36780	40860	44160	47400	50700	53940
LOW INCOME	38150	43600	49050	54500	58900	63250	67600	71950
Walton County, FL HUD Metro FMR Area								
30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
60% LIMITS	24720	28260	31800	35280	38160	40980	43800	46620
LOW INCOME	32950	37650	42350	47050	50850	54600	58350	62150
Deltona-Daytona Beach-Ormond Beach, FL HUD								
30% LIMITS	11750	13400	15100	16750	18100	19450	20800	22150
VERY LOW INCOME	19550	22350	25150	27900	30150	32400	34600	36850
60% LIMITS	23460	26820	30180	33480	36180	38880	41520	44220
LOW INCOME	31300	35750	40200	44650	48250	51800	55400	58950
Palm Coast, FL HUD Metro FMR Area								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
Gainesville, FL MSA								
30% LIMITS	13650	15600	17550	19450	21050	22600	24150	25700
VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
60% LIMITS	27300	31200	35100	38940	42060	45180	48300	51420
LOW INCOME	36350	41550	46750	51900	56100	60250	64400	68550
Homosassa Springs, FL MSA								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100

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PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Jacksonville, FL HUD Metro FMR Area								
30% LIMITS	13550	15450	17400	19300	20850	22400	23950	25500
VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
60% LIMITS	27060	30960	34800	38640	41760	44880	47940	51060
LOW INCOME	36050	41200	46350	51500	55650	59750	63900	68000
Baker County, FL HUD Metro FMR Area								
30% LIMITS	12450	14200	16000	17750	19200	20600	22050	23450
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
60% LIMITS	24840	28380	31920	35460	38340	41160	43980	46860
LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
Lakeland-Winter Haven, FL MSA								
30% LIMITS	11050	12600	14200	15750	17050	18300	19550	20800
VERY LOW INCOME	18400	21000	23650	26250	28350	30450	32550	34650
60% LIMITS	22080	25200	28380	31500	34020	36540	39060	41580
LOW INCOME	29400	33600	37800	42000	45400	48750	52100	55450
Fort Lauderdale, FL HUD Metro FMR Area								
30% LIMITS	16000	18300	20600	22850	24700	26550	28350	30200
VERY LOW INCOME	26700	30500	34300	38100	41150	44200	47250	50300
60% LIMITS	32040	36600	41160	45720	49380	53040	56700	60360
LOW INCOME	42700	48800	54900	60950	65850	70750	75600	80500
Miami-Miami Beach-Kendall, FL HUD Metro FMR								
30% LIMITS	15900	18150	20400	22650	24500	26300	28100	29900
VERY LOW INCOME	26450	30200	34000	37750	40800	43800	46850	49850
60% LIMITS	31740	36240	40800	45300	48960	52560	56220	59820
LOW INCOME	42300	48350	54400	60400	65250	70100	74900	79750
West Palm Beach-Boca Raton, FL HUD Metro FM								
30% LIMITS	15100	17250	19400	21550	23300	25000	26750	28450
VERY LOW INCOME	25200	28800	32400	35950	38850	41750	44600	47500
60% LIMITS	30240	34560	38880	43140	46620	50100	53520	57000
LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
Naples-Immokalee-Marco Island, FL MSA								
30% LIMITS	14650	16750	18850	20900	22600	24250	25950	27600
VERY LOW INCOME	24400	27900	31400	34850	37650	40450	43250	46050
60% LIMITS	29280	33480	37680	41820	45180	48540	51900	55260
LOW INCOME	39050	44600	50200	55750	60250	64700	69150	73600

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PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
North Port-Sarasota-Bradenton, FL MSA								
30% LIMITS	13800	15750	17700	19650	21250	22800	24400	25950
VERY LOW INCOME	22950	26200	29500	32750	35400	38000	40650	43250
60% LIMITS	27540	31440	35400	39300	42480	45600	48780	51900
LOW INCOME	36700	41950	47200	52400	56600	60800	65000	69200
Ocala, FL MSA								
30% LIMITS	10700	12200	13750	15250	16500	17700	18950	20150
VERY LOW INCOME	17800	20350	22900	25400	27450	29500	31500	33550
60% LIMITS	21360	24420	27480	30480	32940	35400	37800	40260
LOW INCOME	28500	32550	36600	40650	43950	47200	50450	53700
Orlando-Kissimmee-Sanford, FL MSA								
30% LIMITS	12250	14000	15750	17500	18900	20300	21700	23100
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
60% LIMITS	24540	28080	31560	35040	37860	40680	43500	46260
LOW INCOME	32700	37400	42050	46700	50450	54200	57950	61650
Palm Bay-Melbourne-Titusville, FL MSA								
30% LIMITS	12950	14800	16650	18500	20000	21500	22950	24450
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
60% LIMITS	25920	29640	33360	37020	40020	42960	45960	48900
LOW INCOME	34550	39500	44450	49350	53300	57250	61200	65150
Panama City-Lynn Haven-Panama City Beach, F								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22700	25550	28350	30650	32900	35200	37450
60% LIMITS	23820	27240	30660	34020	36780	39480	42240	44940
LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
Gulf County, FL HUD Metro FMR Area								
30% LIMITS	10300	11750	13200	14650	15850	17000	18200	19350
VERY LOW INCOME	17150	19600	22050	24450	26450	28400	30350	32300
60% LIMITS	20580	23520	26460	29340	31740	34080	36420	38760
LOW INCOME	27400	31300	35200	39100	42250	45400	48500	51650
Pensacola-Ferry Pass-Brent, FL MSA								
30% LIMITS	13050	14900	16750	18600	20100	21600	23100	24600
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
60% LIMITS	26040	29760	33480	37200	40200	43200	46140	49140
LOW INCOME	34750	39700	44650	49600	53600	57550	61550	65500

PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Port St. Lucie, FL MSA								
30% LIMITS	12650	14450	16250	18050	19500	20950	22400	23850
VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
60% LIMITS	25320	28920	32520	36120	39060	41940	44820	47700
LOW INCOME	33750	38550	43350	48150	52050	55900	59750	63600
Punta Gorda, FL MSA								
30% LIMITS	11450	13100	14750	16350	17700	19000	20300	21600
VERY LOW INCOME	19100	21800	24550	27250	29450	31650	33800	36000
60% LIMITS	22920	26160	29460	32700	35340	37980	40560	43200
LOW INCOME	30550	34900	39250	43600	47100	50600	54100	57600
Sebastian-Vero Beach, FL MSA								
30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
60% LIMITS	24780	28320	31860	35340	38220	41040	43860	46680
LOW INCOME	33000	37700	42400	47100	50900	54650	58450	62200
Sebring, FL MSA								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Tallahassee, FL HUD Metro FMR Area								
30% LIMITS	14350	16400	18450	20500	22150	23800	25450	27100
VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
60% LIMITS	28740	32880	36960	41040	44340	47640	50940	54180
LOW INCOME	38300	43800	49250	54700	59100	63500	67850	72250
Wakulla County, FL HUD Metro FMR Area								
30% LIMITS	13450	15350	17250	19150	20700	22250	23750	25300
VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
60% LIMITS	26880	30720	34560	38340	41460	44520	47580	50640
LOW INCOME	35800	40900	46000	51100	55200	59300	63400	67500
Tampa-St. Petersburg-Clearwater, FL MSA								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
60% LIMITS	25140	28740	32340	35880	38760	41640	44520	47400
LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200

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		----- 2017 ADJUSTED HOME INCOME LIMITS -----							
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
The Villages, FL MSA									
30% LIMITS		12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME		21000	24000	27000	30000	32400	34800	37200	39600
60% LIMITS		25200	28800	32400	36000	38880	41760	44640	47520
LOW INCOME		33600	38400	43200	48000	51850	55700	59550	63400
Bradford County, FL									
30% LIMITS		11300	12900	14500	16100	17400	18700	20000	21300
VERY LOW INCOME		18800	21450	24150	26800	28950	31100	33250	35400
60% LIMITS		22560	25740	28980	32160	34740	37320	39900	42480
LOW INCOME		30050	34350	38650	42900	46350	49800	53200	56650
Calhoun County, FL									
30% LIMITS		10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME		16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS		20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME		27100	31000	34850	38700	41800	44900	48000	51100
Columbia County, FL									
30% LIMITS		11250	12850	14450	16050	17350	18650	19950	21200
VERY LOW INCOME		18750	21400	24100	26750	28900	31050	33200	35350
60% LIMITS		22500	25680	28920	32100	34680	37260	39840	42420
LOW INCOME		30000	34250	38550	42800	46250	49650	53100	56500
DeSoto County, FL									
30% LIMITS		10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME		16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS		20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME		27100	31000	34850	38700	41800	44900	48000	51100
Dixie County, FL									
30% LIMITS		10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME		16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS		20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME		27100	31000	34850	38700	41800	44900	48000	51100
Franklin County, FL									
30% LIMITS		10400	11850	13350	14800	16000	17200	18400	19550
VERY LOW INCOME		17300	19800	22250	24700	26700	28700	30650	32650
60% LIMITS		20760	23760	26700	29640	32040	34440	36780	39180
LOW INCOME		27650	31600	35550	39500	42700	45850	49000	52150

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PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Glades County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Hamilton County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Hardee County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Hendry County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Holmes County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Jackson County, FL								
30% LIMITS	10400	11850	13350	14800	16000	17200	18400	19550
VERY LOW INCOME	17300	19800	22250	24700	26700	28700	30650	32650
60% LIMITS	20760	23760	26700	29640	32040	34440	36780	39180
LOW INCOME	27700	31650	35600	39550	42750	45900	49050	52250
Lafayette County, FL								
30% LIMITS	10800	12350	13900	15400	16650	17900	19100	20350
VERY LOW INCOME	18000	20550	23100	25650	27750	29800	31850	33900
60% LIMITS	21600	24660	27720	30780	33300	35760	38220	40680
LOW INCOME	28750	32850	36950	41050	44350	47650	50950	54200

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PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Levy County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Liberty County, FL								
30% LIMITS	11100	12650	14250	15800	17100	18350	19600	20900
VERY LOW INCOME	18450	21100	23750	26350	28500	30600	32700	34800
60% LIMITS	22140	25320	28500	31620	34200	36720	39240	41760
LOW INCOME	29550	33750	37950	42150	45550	48900	52300	55650
Madison County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Monroe County, FL								
30% LIMITS	19300	22050	24800	27550	29800	32000	34200	36400
VERY LOW INCOME	32200	36800	41400	45950	49650	53350	57000	60700
60% LIMITS	38640	44160	49680	55140	59580	64020	68400	72840
LOW INCOME	51450	58800	66150	73500	79400	85300	91150	97050
Okeechobee County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Putnam County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Suwannee County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100

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PROGRAM	2017 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Taylor County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
Union County, FL								
30% LIMITS	10550	12050	13550	15050	16300	17500	18700	19900
VERY LOW INCOME	17600	20100	22600	25100	27150	29150	31150	33150
60% LIMITS	21120	24120	27120	30120	32580	34980	37380	39780
LOW INCOME	28150	32150	36150	40150	43400	46600	49800	53000
Washington County, FL								
30% LIMITS	10150	11600	13050	14500	15700	16850	18000	19150
VERY LOW INCOME	16950	19400	21800	24200	26150	28100	30050	31950
60% LIMITS	20340	23280	26160	29040	31380	33720	36060	38340
LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Cape Coral-Fort Myers, FL MSA							
LOW HOME RENT LIMIT	507	543	652	754	841	928	1015
HIGH HOME RENT LIMIT	687	741	892	1022	1120	1217	1315
For Information Only:							
FAIR MARKET RENT	687	741	920	1194	1331	1531	1730
50% RENT LIMIT	507	543	652	754	841	928	1015
65% RENT LIMIT	691	742	892	1022	1120	1217	1315
Crestview-Fort Walton Beach-Destin, FL HUD							
LOW HOME RENT LIMIT	598	641	770	889	992	1095	1197
HIGH HOME RENT LIMIT	754	810	961	1227	1350	1471	1592
For Information Only:							
FAIR MARKET RENT	754	810	961	1382	1680	1932	2184
50% RENT LIMIT	598	641	770	889	992	1095	1197
65% RENT LIMIT	829	889	1069	1227	1350	1471	1592
Walton County, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
HIGH HOME RENT LIMIT	682	715	825	1024	1123	1220	1317
For Information Only:							
FAIR MARKET RENT	682	715	825	1201	1454	1672	1890
50% RENT LIMIT	516	553	663	767	856	944	1032
65% RENT LIMIT	693	743	893	1024	1123	1220	1317
Deltona-Daytona Beach-Ormond Beach, FL HUD							
LOW HOME RENT LIMIT	507	543	652	753	840	926	1013
HIGH HOME RENT LIMIT	608	687	826	945	1035	1123	1212
For Information Only:							
FAIR MARKET RENT	608	764	959	1298	1454	1672	1890
50% RENT LIMIT	507	543	652	753	840	926	1013
65% RENT LIMIT	640	687	826	945	1035	1123	1212
Palm Coast, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	528	566	678	784	875	965	1055
HIGH HOME RENT LIMIT	688	738	888	1017	1115	1211	1308
For Information Only:							
FAIR MARKET RENT	843	848	1028	1355	1536	1766	1997
50% RENT LIMIT	528	566	678	784	875	965	1055
65% RENT LIMIT	688	738	888	1017	1115	1211	1308
Gainesville, FL MSA							
LOW HOME RENT LIMIT	568	609	731	843	941	1038	1135
HIGH HOME RENT LIMIT	624	717	878	1079	1184	1288	1392
For Information Only:							
FAIR MARKET RENT	624	717	878	1177	1339	1540	1741
50% RENT LIMIT	568	609	731	843	941	1038	1135
65% RENT LIMIT	730	783	942	1079	1184	1288	1392

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Homosassa Springs, FL MSA							
LOW HOME RENT LIMIT	445	476	572	660	737	813	889
HIGH HOME RENT LIMIT	569	580	734	840	918	994	1070
For Information Only:							
FAIR MARKET RENT	576	580	766	1035	1290	1484	1677
50% RENT LIMIT	445	476	572	660	737	813	889
65% RENT LIMIT	569	611	734	840	918	994	1070
Jacksonville, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	590	631	757	875	976	1077	1177
HIGH HOME RENT LIMIT	617	791	969	1154	1268	1380	1492
For Information Only:							
FAIR MARKET RENT	617	791	969	1283	1625	1869	2113
50% RENT LIMIT	590	631	757	875	976	1077	1177
65% RENT LIMIT	780	837	1006	1154	1268	1380	1492
Baker County, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	477	566	680	785	876	966	1057
HIGH HOME RENT LIMIT	477	645	752	951	1159	1260	1361
For Information Only:							
FAIR MARKET RENT	477	645	752	951	1266	1456	1646
50% RENT LIMIT	528	566	680	785	876	966	1057
65% RENT LIMIT	714	766	922	1056	1159	1260	1361
Lakeland-Winter Haven, FL MSA							
LOW HOME RENT LIMIT	477	511	613	708	791	872	953
HIGH HOME RENT LIMIT	616	640	797	912	998	1082	1166
For Information Only:							
FAIR MARKET RENT	636	640	838	1111	1407	1618	1829
50% RENT LIMIT	477	511	613	708	791	872	953
65% RENT LIMIT	616	662	797	912	998	1082	1166
Fort Lauderdale, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	667	715	857	990	1105	1219	1333
HIGH HOME RENT LIMIT	829	980	1178	1352	1489	1624	1760
For Information Only:							
FAIR MARKET RENT	829	1023	1307	1883	2303	2648	2994
50% RENT LIMIT	667	715	857	990	1105	1219	1333
65% RENT LIMIT	914	980	1178	1352	1489	1624	1760
Miami-Miami Beach-Kendall, FL HUD Metro FMR							
LOW HOME RENT LIMIT	661	708	850	981	1095	1208	1321
HIGH HOME RENT LIMIT	831	964	1159	1331	1465	1598	1732
For Information Only:							
FAIR MARKET RENT	831	1020	1295	1728	2073	2384	2695
50% RENT LIMIT	661	708	850	981	1095	1208	1321
65% RENT LIMIT	899	964	1159	1331	1465	1598	1732

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
West Palm Beach-Boca Raton, FL HUD Metro FM							
LOW HOME RENT LIMIT	633	678	813	940	1048	1157	1265
HIGH HOME RENT LIMIT	864	927	1114	1278	1406	1533	1660
For Information Only:							
FAIR MARKET RENT	869	1093	1370	1878	2228	2562	2896
50% RENT LIMIT	633	678	813	940	1048	1157	1265
65% RENT LIMIT	864	927	1114	1278	1406	1533	1660
Naples-Immokalee-Marco Island, FL MSA							
LOW HOME RENT LIMIT	637	683	820	946	1056	1165	1274
HIGH HOME RENT LIMIT	801	868	1043	1196	1315	1432	1550
For Information Only:							
FAIR MARKET RENT	801	973	1195	1606	1996	2295	2595
50% RENT LIMIT	637	683	820	946	1056	1165	1274
65% RENT LIMIT	809	868	1043	1196	1315	1432	1550
North Port-Sarasota-Bradenton, FL MSA							
LOW HOME RENT LIMIT	573	614	737	851	950	1048	1146
HIGH HOME RENT LIMIT	755	810	974	1117	1226	1335	1443
For Information Only:							
FAIR MARKET RENT	769	827	1063	1459	1772	2038	2304
50% RENT LIMIT	573	614	737	851	950	1048	1146
65% RENT LIMIT	755	810	974	1117	1226	1335	1443
Ocala, FL MSA							
LOW HOME RENT LIMIT	445	476	572	660	737	813	889
HIGH HOME RENT LIMIT	610	655	788	901	986	1069	1152
For Information Only:							
FAIR MARKET RENT	633	675	820	1103	1190	1369	1547
50% RENT LIMIT	445	476	572	660	737	813	889
65% RENT LIMIT	610	655	788	901	986	1069	1152
Orlando-Kissimmee-Sanford, FL MSA							
LOW HOME RENT LIMIT	512	548	658	760	848	936	1023
HIGH HOME RENT LIMIT	705	757	911	1043	1144	1243	1343
For Information Only:							
FAIR MARKET RENT	766	837	1002	1333	1604	1845	2085
50% RENT LIMIT	512	548	658	760	848	936	1023
65% RENT LIMIT	705	757	911	1043	1144	1243	1343
Palm Bay-Melbourne-Titusville, FL MSA							
LOW HOME RENT LIMIT	542	581	697	805	898	991	1083
HIGH HOME RENT LIMIT	561	697	884	1070	1174	1277	1380
For Information Only:							
FAIR MARKET RENT	561	697	884	1222	1505	1731	1957
50% RENT LIMIT	542	581	697	805	898	991	1083
65% RENT LIMIT	724	777	934	1070	1174	1277	1380

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Panama City-Lynn Haven-Panama City Beach, F							
LOW HOME RENT LIMIT	521	558	670	773	863	952	1041
HIGH HOME RENT LIMIT	693	749	901	1032	1133	1231	1329
For Information Only:							
FAIR MARKET RENT	693	813	949	1359	1609	1850	2092
50% RENT LIMIT	521	558	670	773	863	952	1041
65% RENT LIMIT	698	749	901	1032	1133	1231	1329
Gulf County, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	451	483	580	670	747	824	901
HIGH HOME RENT LIMIT	566	608	732	837	915	991	1067
For Information Only:							
FAIR MARKET RENT	637	749	869	1134	1388	1596	1804
50% RENT LIMIT	451	483	580	670	747	824	901
65% RENT LIMIT	566	608	732	837	915	991	1067
Pensacola-Ferry Pass-Brent, FL MSA							
LOW HOME RENT LIMIT	542	581	697	806	900	992	1085
HIGH HOME RENT LIMIT	741	749	897	1140	1253	1363	1474
For Information Only:							
FAIR MARKET RENT	741	749	897	1243	1581	1818	2055
50% RENT LIMIT	542	581	697	806	900	992	1085
65% RENT LIMIT	771	828	994	1140	1253	1363	1474
Port St. Lucie, FL MSA							
LOW HOME RENT LIMIT	527	565	677	783	873	963	1053
HIGH HOME RENT LIMIT	678	728	876	1002	1099	1194	1289
For Information Only:							
FAIR MARKET RENT	801	831	1034	1444	1777	2044	2310
50% RENT LIMIT	527	565	677	783	873	963	1053
65% RENT LIMIT	678	728	876	1002	1099	1194	1289
Punta Gorda, FL MSA							
LOW HOME RENT LIMIT	511	548	657	759	847	935	1022
HIGH HOME RENT LIMIT	630	661	856	980	1074	1167	1259
For Information Only:							
FAIR MARKET RENT	630	661	878	1227	1488	1711	1934
50% RENT LIMIT	511	548	657	759	847	935	1022
65% RENT LIMIT	663	711	856	980	1074	1167	1259
Sebastian-Vero Beach, FL MSA							
LOW HOME RENT LIMIT	516	553	663	766	855	943	1030
HIGH HOME RENT LIMIT	586	701	846	1065	1169	1271	1373
For Information Only:							
FAIR MARKET RENT	586	701	846	1216	1369	1574	1780
50% RENT LIMIT	516	553	663	766	855	943	1030
65% RENT LIMIT	720	773	929	1065	1169	1271	1373

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Sebring, FL MSA							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	488	561	709	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	488	561	745	1023	1027	1181	1335
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Tallahassee, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	598	641	770	889	992	1095	1197
HIGH HOME RENT LIMIT	703	736	917	1217	1379	1502	1627
For Information Only:							
FAIR MARKET RENT	703	736	917	1217	1397	1607	1816
50% RENT LIMIT	598	641	770	889	992	1095	1197
65% RENT LIMIT	846	908	1092	1254	1379	1502	1627
Wakulla County, FL HUD Metro FMR Area							
LOW HOME RENT LIMIT	585	626	752	868	968	1069	1169
HIGH HOME RENT LIMIT	635	719	829	1081	1229	1413	1530
For Information Only:							
FAIR MARKET RENT	635	719	829	1081	1229	1413	1598
50% RENT LIMIT	585	626	752	868	968	1069	1169
65% RENT LIMIT	799	857	1031	1182	1299	1415	1530
Tampa-St. Petersburg-Clearwater, FL MSA							
LOW HOME RENT LIMIT	523	561	673	777	867	957	1046
HIGH HOME RENT LIMIT	706	758	912	1044	1145	1245	1345
For Information Only:							
FAIR MARKET RENT	714	815	1014	1341	1609	1850	2092
50% RENT LIMIT	523	561	673	777	867	957	1046
65% RENT LIMIT	706	758	912	1044	1145	1245	1345
The Villages, FL MSA							
LOW HOME RENT LIMIT	525	562	675	780	870	960	1050
HIGH HOME RENT LIMIT	527	581	734	1065	1078	1240	1399
For Information Only:							
FAIR MARKET RENT	527	581	734	1065	1078	1240	1401
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	733	786	946	1084	1190	1295	1399
Bradford County, FL							
LOW HOME RENT LIMIT	470	503	603	696	777	858	938
HIGH HOME RENT LIMIT	532	565	652	912	990	1082	1166
For Information Only:							
FAIR MARKET RENT	532	565	652	949	990	1139	1287
50% RENT LIMIT	470	503	603	696	777	858	938
65% RENT LIMIT	616	662	797	912	998	1082	1166

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Calhoun County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	505	509	652	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	505	509	652	916	919	1057	1195
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Columbia County, FL							
LOW HOME RENT LIMIT	468	501	602	695	776	856	936
HIGH HOME RENT LIMIT	561	641	740	901	986	1069	1152
For Information Only:							
FAIR MARKET RENT	561	641	740	1001	1096	1260	1425
50% RENT LIMIT	468	501	602	695	776	856	936
65% RENT LIMIT	610	655	788	901	986	1069	1152
DeSoto County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	510	514	673	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	510	514	673	924	928	1067	1206
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Dixie County, FL							
LOW HOME RENT LIMIT	436	467	561	647	722	797	871
HIGH HOME RENT LIMIT	532	561	652	818	899	1032	1112
For Information Only:							
FAIR MARKET RENT	532	561	652	818	899	1034	1169
50% RENT LIMIT	436	467	561	647	722	797	871
65% RENT LIMIT	590	633	762	871	953	1032	1112
Franklin County, FL							
LOW HOME RENT LIMIT	450	482	578	668	746	823	899
HIGH HOME RENT LIMIT	598	636	734	901	986	1069	1152
For Information Only:							
FAIR MARKET RENT	598	636	734	992	1293	1487	1681
50% RENT LIMIT	450	482	578	668	746	823	899
65% RENT LIMIT	610	655	788	901	986	1069	1152
Glades County, FL							
LOW HOME RENT LIMIT	425	455	546	630	703	776	848
HIGH HOME RENT LIMIT	546	549	709	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	546	549	730	913	1006	1157	1308
50% RENT LIMIT	425	455	546	630	703	776	848
65% RENT LIMIT	549	589	709	811	885	958	1032

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----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Hamilton County, FL							
LOW HOME RENT LIMIT	446	478	573	663	740	816	892
HIGH HOME RENT LIMIT	487	491	652	852	899	1008	1086
For Information Only:							
FAIR MARKET RENT	487	491	652	884	899	1034	1169
50% RENT LIMIT	446	478	573	663	740	816	892
65% RENT LIMIT	576	619	744	852	930	1008	1086
Hardee County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	532	565	652	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	532	565	652	943	1053	1211	1369
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Hendry County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	549	589	709	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	626	636	768	1016	1163	1337	1512
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Holmes County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	532	565	652	833	918	994	1070
For Information Only:							
FAIR MARKET RENT	532	565	652	833	1100	1265	1430
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	569	611	734	840	918	994	1070
Jackson County, FL							
LOW HOME RENT LIMIT	478	513	616	711	793	876	957
HIGH HOME RENT LIMIT	532	565	652	890	920	1058	1194
For Information Only:							
FAIR MARKET RENT	532	565	652	890	920	1058	1196
50% RENT LIMIT	478	513	616	711	793	876	957
65% RENT LIMIT	631	678	814	932	1020	1107	1194
Lafayette County, FL							
LOW HOME RENT LIMIT	500	535	642	742	828	914	999
HIGH HOME RENT LIMIT	532	565	652	949	1083	1176	1270
For Information Only:							
FAIR MARKET RENT	532	565	652	949	1149	1321	1494
50% RENT LIMIT	500	535	642	742	828	914	999
65% RENT LIMIT	669	718	863	988	1083	1176	1270

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Levy County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	539	551	652	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	539	551	652	891	1056	1214	1373
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Liberty County, FL							
LOW HOME RENT LIMIT	496	531	638	737	822	908	992
HIGH HOME RENT LIMIT	532	565	652	916	919	1057	1195
For Information Only:							
FAIR MARKET RENT	532	565	652	916	919	1057	1195
50% RENT LIMIT	496	531	638	737	822	908	992
65% RENT LIMIT	638	684	823	943	1033	1121	1208
Madison County, FL							
LOW HOME RENT LIMIT	414	454	545	629	702	775	847
HIGH HOME RENT LIMIT	414	565	652	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	414	565	652	819	919	1057	1195
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
Monroe County, FL							
LOW HOME RENT LIMIT	805	862	1035	1195	1333	1471	1608
HIGH HOME RENT LIMIT	1067	1174	1411	1621	1789	1956	2122
For Information Only:							
FAIR MARKET RENT	1067	1266	1682	2110	2370	2726	3081
50% RENT LIMIT	805	862	1035	1195	1333	1471	1608
65% RENT LIMIT	1095	1174	1411	1621	1789	1956	2122
Okeechobee County, FL							
LOW HOME RENT LIMIT	436	467	561	647	722	797	871
HIGH HOME RENT LIMIT	514	518	688	829	905	980	1054
For Information Only:							
FAIR MARKET RENT	514	518	688	893	1051	1209	1366
50% RENT LIMIT	436	467	561	647	722	797	871
65% RENT LIMIT	561	603	724	829	905	980	1054
Putnam County, FL							
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	549	589	698	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	577	592	698	904	1048	1205	1362
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW HOME RENT LIMIT	423	454	545	629	702	775	847
HIGH HOME RENT LIMIT	532	542	652	811	885	958	1032
For Information Only:							
FAIR MARKET RENT	532	542	652	903	1060	1219	1378
50% RENT LIMIT	423	454	545	629	702	775	847
65% RENT LIMIT	549	589	709	811	885	958	1032
LOW HOME RENT LIMIT	437	468	562	650	725	800	875
HIGH HOME RENT LIMIT	532	563	652	875	919	1037	1117
For Information Only:							
FAIR MARKET RENT	532	563	652	916	919	1057	1195
50% RENT LIMIT	437	468	562	650	725	800	875
65% RENT LIMIT	593	636	766	875	956	1037	1117
LOW HOME RENT LIMIT	502	538	645	745	831	917	1002
HIGH HOME RENT LIMIT	532	565	652	866	1088	1181	1275
For Information Only:							
FAIR MARKET RENT	532	565	652	866	1149	1321	1494
50% RENT LIMIT	502	538	645	745	831	917	1002
65% RENT LIMIT	671	721	867	992	1088	1181	1275
LOW HOME RENT LIMIT	435	466	560	646	721	796	869
HIGH HOME RENT LIMIT	487	491	652	867	919	1027	1107
For Information Only:							
FAIR MARKET RENT	487	491	652	916	919	1057	1195
50% RENT LIMIT	435	466	560	646	721	796	869
65% RENT LIMIT	588	631	758	867	948	1027	1107

Suwannee County, FL

Taylor County, FL

Union County, FL

Washington County, FL

Owners must maintain housing in a manner that meets the physical condition standards set forth in this section in order to be considered decent, safe, sanitary and in good repair. These standards address the major areas: the site; the building exterior; the building systems; the dwelling units; the common areas; and health and safety considerations.

24CFR 5.703 - Physical condition standards for housing that is decent, safe, sanitary, and in good repair (DSS/GR).

- (a) **Site.** The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation or fire hazards.
- (b) **Building exterior.** Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair.
- (c) **Building systems.** Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.
- (d) **Dwelling units.**
 - (1) Each dwelling unit within a building must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.
 - (2) Where applicable, the dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).
 - (3) If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.
 - (4) The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the unit.
- (e) **Common areas.** The common areas must be structurally sound, secure, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility, mechanical, community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony, and trash collection areas, if applicable, must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to all HUD housing, but will be particularly relevant to congregate housing, independent group homes/residences, and single room

occupancy units, in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.

- (f) **Health and safety concerns.** All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to, air quality, electrical hazards, elevators, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have hand rails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).
- (g) **Compliance with State and local codes.** The physical condition standards in this section do not supersede or preempt State and local codes for building and maintenance with which HUD housing must comply. HUD housing must continue to adhere to these codes.

Income Inclusions - 24 CFR Part 5.609(b)

1. The **full amount**, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, and other compensation for personal services;
2. **Net income, salaries, and other amounts** distributed from a self-owned business. Refer to Income for a Business or Profession in Chapter 8, Determining Income;
3. **Interest, dividends, and other income** from net family assets (including income distributed from trust funds). On deeds of trust or mortgages, only the interest portion of the monthly payments received by the applicant is included;
4. The full amount of **periodic amounts** received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount except as provided in Appendix F, Income Exclusions (e.g., Black Lung Sick benefits, Veterans Disability, Dependent Indemnity Compensation, payments to the widow of a serviceman killed in action);
5. Payments in **lieu of earnings**, such as unemployment, disability compensation, worker's compensation, and severance pay, except as provided in Appendix F, Income Exclusions;
6. **Welfare Assistance**, Temporary Assistance to Needy Families (TANF), welfare assistance received by the household;
7. **Periodic and determinable payments**, such as alimony and child support, and regular contributions or gifts **received from** organizations or from persons not residing in the dwelling. Alimony or child support **paid by** a member of the household is counted as income, even if it is garnished from wages;
8. **Lottery winnings** received in periodic payments; and
9. **All regular pay, special pay, and allowances** of a member of the Armed Forces, except as provided in Appendix F, Income Exclusions].
10. **Any regular contributions and gifts** from persons outside the household. These sources may include rent and utility payments paid on behalf of the household and other cash or noncash contributions provided on a regular basis.

Income Exclusions - 24 CFR Part 5.609(c)

1. Income from employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually persons with disabilities, unrelated to the resident's family, who are unable to live alone);
3. Lump-sum additions to household assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses, except as provided in Appendix E, Income Inclusions;
4. Amounts received by the household that are specifically for, or in reimbursement of, the cost of medical expenses for any household member;
5. Income of a live-in aide, as defined in 24 CFR 5.403;
6. The full amount of student financial assistance paid directly to the student or to the educational institution. Refer to Educational Scholarships and Grants in Chapter 8, Determining Income.;
7. The special pay to a household member serving in the Armed Forces who is exposed to hostile fire (e.g., in the past special pay included Operation Desert Storm);
8.
 - a. Amounts received under training programs funded by HUD;
 - b. Amounts received by a person with a disability specifically for use under a Plan to Attain Self Sufficiency (PASS) and excluded for purposes of Supplemental Security Income (SSI) eligibility. A PASS allows a person with disabilities who is receiving SSI, and who is also receiving other income, to set-aside a portion of the other income in order to achieve a work-related goal;
 - c. Amounts received by a participant in other publicly assisted programs which are specifically for or in reimbursement of out-of-pocket expenses incurred (special equipment, clothing, transportation, child care, etc.) and which are made solely to allow participation in a specific program;
 - d. Amounts received under a resident service stipend. A resident service stipend is a modest amount (not to exceed \$200 per month) received by a resident for performing a service for the owner, on a part-time basis, that enhances the quality of life in the development. Such services may include, but are not limited to fire patrol, hall monitoring, lawn maintenance, and resident initiative coordination. No resident may receive more than one such stipend during the same period of time.
9. Temporary, nonrecurring, or sporadic income (including gifts);
10. Groceries and contributions paid directly to the child care provider by persons not living in the unit **are excluded** from annual income.
11. The principal portion of the payments received on mortgages or deeds of trust;
12. Loans regardless of how the money is used. Loans are not counted as income because loans are required to be repaid;

13. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era. Examples include payments by the German and Japanese governments for atrocities committed during the Nazi era;
14. Earnings in excess of \$480 for each full-time student 18 years or older (excluding the head of household and spouse);
15. Adoption assistance payments in excess of \$480 per adopted child;
16. Deferred periodic amounts from supplemental security income and social security benefits that are received in a lump-sum amount or in prospective monthly amounts;
17. Amounts paid by a State agency to a household with a member who has a development disability and is living at home to offset the cost of services and equipment needed to keep the developmentally disabled household member at home;
18. "Meals on Wheels" or any other program that provides foods for the needy; groceries provided by persons not living in the household; and amounts received under the School Lunch Act and the Child Nutrition Act of 1966, including the Special Supplemental Food Program for Women, Infants and Children (WIC); or
19. Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits:
 - a. The value of the allotment provided to an eligible household under the Food Stamp Act of 1977 (7 U.S.C. 2017 (b));
 - b. Payments to Volunteers under the Domestic Volunteer Services Act of 1973 (42 U.S.C. 5044(f)(1), 5058) (Volunteers in Service to America (VISTA), Retired and Senior Volunteer Program, Foster Grandparent Program, Senior Companion Program);
 - c. Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(c));
 - d. Income derived from certain submarginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 459e);
 - e. Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f));
 - f. Income derived from the disposition of funds to the Grand River Band of Ottawa Indians (Pub. L- 94-540, 90 Stat. 2503-04);
 - g. The first \$2000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the U. S. Claims Court, the interests of individual Indians in trust or restricted lands, including the first \$2000 per year of income received by individual Indians from funds derived from interests held in such trust or restricted lands (25 U.S.C. 1407-8);

- h. Amounts of scholarships funded under title IV of the Higher Education Act of 1965, including awards under Federal work-study programs or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu). For Section 8 programs, the exception found in § 237 of Public Law 109-249 applies and requires that the amount of financial assistance in excess of tuition shall be considered income in accordance with the provisions codified at 24 CFR 5.609(b)(9), except for those persons with disabilities as defined by 42 U.S.C. 1437a(b)(3)(E) (Pub. L. 109-47);
- i. Payments received from programs funded under Title V of the Older Americans Act of 1985 (42 U.S.C. 3056(f)) (Green Thumb, Senior Aides, Older American Community Service Employment Program);
- j. Payments received on or after January 1, 1989, from the Agent Orange Settlement Fund or any other fund established pursuant to the settlement in the *In Re Agent Orange* liability litigation, M.D.L. No. 381 (E.D.N.Y.) (Pub. L. 101-201 and 101-39);
- k. Payments received under the Maine Indian Claims Settlement Act of 1980 (Public Law 96-420, 25 U.S.C. 1721) pursuant to 25 U.S.C. 1728(c);
- l. The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q);
- m. Earned income tax credit (EITC) refund payments received on or after January 1, 1991 (26 U.S.C. 32(l));
- n. Payments by the Indian Claims Commission to the Confederated Tribes and Bands of Yakima Indian Nation or the Apache Tribe of Mescalero Reservation (Pub. L. 95-433);
- o. Allowances, earnings and payments to AmeriCorps participants under the National and Community Service Act of 1990 (42 U.S.C. 12637(d));
- p. Any allowance paid under the provisions of 38 U.S.C. 1805 to a child suffering from spina bifida who is the child of a Vietnam veteran (38 U.S.C. 1805);
- q. Any amount of crime victim compensation (under the Victims of Crime Act) received through crime victim assistance (or payment or reimbursement of the cost of such assistance) as determined under the Victims of Crime Act because of the commission of a crime against the applicant under the Victims of Crime Act (42 U.S.C. 10602);
- r. Allowances, earnings and payments to individuals participating in programs under the Workforce Investment Act of 1998 (29 U.S.C. 2931);
- s. Any amount received under the School Lunch Act and the Child Nutrition Act of 1966 (42 U.S.C. 1780(b)), including reduced-price lunches and food under the Special Supplemental Food Program for Women, Infants, and Children (WIC);
- t. Payments, funds or distributions authorized, established, or directed by the Seneca Nation Settlement Act of 1990 (25 U.S.C. 1774f(b));

- u. Payments from any deferred Department of Veterans Affairs disability benefits that are received in a lump sum amount or in prospective monthly amounts as provided by an amendment to the definition of annual income in the U.S. Housing Act of 1937 (42 U.S.C. 1437) by Section 2608 of the Housing and Economic Recovery Act of 2008 (Pub. L. 110–289, 42 U.S.C. 4501);
- v. Compensation received by or on behalf of a veteran for service-connected disability, death, dependency, or indemnity compensation as provided by an amendment by the Indian Veterans Housing Opportunity Act of 2010 (Pub. L. 111–269) to the definition of income applicable to programs authorized under the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101) and administered by the Office of Native American Programs; and
- w. A lump sum or a periodic payment received by an individual Indian pursuant to the Class Action Settlement Agreement in the case entitled *Elouise Cobell et al. v. Ken Salazar et al.*, United States District Court, District of Columbia, as provided in the Claims Resolution Act of 2010 (Pub. L. 111–291).

There is no asset limitation for participation in Florida Housing rental programs, however, the definition of annual income includes net income from household assets.

Net household Assets INCLUDE the following:

1. Cash held at home, in savings and checking accounts, safe deposit boxes, , etc. For savings accounts, use the current balance. For checking accounts, use the average balance for the last six months. Assets held in foreign countries are considered assets.
2. Revocable trusts. Include the cash value of any revocable trust available to the household.
3. Equity in rental property or other capital investments. Include the current fair market value less (a) any unpaid balance on any loans secured by the property and (b) reasonable costs that would be incurred in selling the asset (e.g., penalties, broker fees, etc.).

NOTE: If the person's main business is real estate, then count any income as business income. Do not count it as an asset and as business income.

4. Stocks, bonds, treasury bills, certificates of deposit, money market accounts. The value of stocks and other assets vary from one day to another. The value of the asset may go up or down between initial certification and subsequent annual recertification.
5. Individual retirement, 401K, and Keogh accounts. These are included when the holder has access to the funds, even though a penalty may be assessed. If the individual is making occasional withdrawals from the account, determine the amount of the asset by using the average balance for the previous six months. (Do not count withdrawals as income.)
6. Retirement and pension funds.
 - a. While the person is employed. Include only amounts the household can withdraw without retiring or terminating employment. Count the whole amount less any penalties or transaction costs.
 - b. At retirement, termination of employment, or withdrawal. Periodic receipts from pension and retirement funds are counted as income. Lump sum receipts from pension and retirement funds are counted as assets. Count the amount as an asset or as income, as provided below.
 - (1) If benefits will be received in a lump sum, include the lump sum receipt in net household assets.
 - (2) If benefits will be received through periodic payments, include the benefits in annual income. Do not count any remaining amounts in the account as an asset.
 - (3) If the individual initially receives a lump sum benefit followed by periodic payments, count the lump sum benefit as an asset until periodic payments begin. In subsequent years, count only the periodic payment as income. Do not count the remaining amount as an asset.

NOTE: This assumes the lump sum receipt is a one-time receipt and that it does not represent delayed periodic payments. In situations in which a lump sum payment does represent delayed periodic payments, then the amount would be considered as income and not an asset.

7. Cash value of life insurance policies available to the individual before death (e.g., the surrender value of a whole life policy or a universal life policy). It would not include a value for term insurance, which has no cash value to the individual before death.
8. Personal property held as an investment. Include gems, jewelry, coin collections, or antique cars held as an investment. Personal jewelry is NOT considered an asset.
9. Lump sum receipts or one-time receipts. These include inheritances, capital gains, one time lottery winnings, victim's restitution, settlements on insurance claims (including health and accident insurance, worker's compensation, and personal or property losses), and any other amounts that are not intended as periodic payments.
10. A mortgage or deed of trust held by an applicant.
 - a. Payments on this type of asset are often received as one combined payment of principal and interest with the interest portion counted as income from the asset.
 - b. This combined figure needs to be separated into the principal and interest portions of the payment. (This can be done by referring to an amortization schedule that relates to the specific term and interest rate of the mortgage.)
 - c. To count the actual income for this asset, use the interest portion due, based on the amortization schedule, for the 12-month period following the certification.
 - d. To count the imputed income for this asset, determine the asset value at the end of the 12-month period following the certification. Since this amount will continually be reduced by the principal portion paid during the previous year, the owner will have to determine this amount at each annual recertification.
11. Assets owned by more than one person should be prorated according to the percentage of ownership

Net household assets EXCLUDE the following:

1. **Necessary personal property** (clothing, furniture, cars, wedding ring, other jewelry that is not held as an investment, vehicles specially equipped for persons with disabilities).
2. **Interests in Indian trust land.**
3. **Term life insurance policies** (i.e., where there is no cash value).
4. **Equity in the cooperative unit in which the household lives.**
5. **Assets that are part of an active business.** "Business" does NOT include rental of properties that are held as investment and not the applicant or resident's main occupation.
6. **Assets held in the applicant's name, but which are actually owned by someone else, such as:**
 - a. Assets and any earned income that is accrued to the benefit of someone;
 - b. A situation wherein another person is responsible for income taxes incurred on income generated by the assets; or
 - c. If the applicant is responsible for disbursing someone else's money, such as in the case of having Power of Attorney, but the money is not his/hers and no benefit is received.
7. **Assets that are not accessible to the household members and provide no income to the household.**

FACTOR TO BE VERIFIED	Employment income
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification Form completed by employer; • HUD Form 50058, or equivalent; • HUD Form 50059, or equivalent (all supporting verification documentation shall be retained in the household's file); • Statement from the housing authority that they have verified the household income; or • USDA Rural Development Tenant Certification Form 1944-8
Documents Provided by Applicant	<ul style="list-style-type: none"> • W-2 Forms, if applicant has had same employer for at least two years and increases can be accurately projected. • Paycheck stubs or earning statements. • IRS Form 1040/1040A showing amount earned and employment period, to be used in conjunction with self declaration affidavit.
Self-Declaration	<ul style="list-style-type: none"> • Affidavits signed by applicant that describe amounts and sources of income. <p>The file should contain written documentation of attempts to obtain written verification.</p> <p>This form of verification may be used to certify an applicant only after conferring with the Monitoring Agent.</p>
Verification Tips	<ul style="list-style-type: none"> • Frequency of gross pay (i.e., hourly, biweekly, monthly, bimonthly). • Anticipated increases in pay effective dates. • Require the most recent four to six consecutive pay stubs; do not use check without stubs. • Overtime • Bonuses, tips, and commissions.

FACTOR TO BE VERIFIED	Self-employment or net income from a business or profession
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Accountant or bookkeeper’s statement of income. • HUD Form 50058, or equivalent; • HUD Form 50059, or equivalent (all supporting verification documentation shall be retained in the household’s file); • Statement from the housing authority that they have verified the household income; or • USDA Rural Development Tenant Certification Form 1944-8
Documents Provided by Applicant	<ul style="list-style-type: none"> • IRS Form 1040 with Schedule C, E, or F. To be used in conjunction with self-declaration affidavit. • Financial Statement(s) of the business (audited or unaudited) including an accountant’s calculation of straight-line depreciation expense if accelerated depreciation was used on the tax return or financial statement. • For rental property, copies of recent rent checks, or lease and receipts for expenses, or IRS Schedule E.
Self-Declaration	<ul style="list-style-type: none"> • Affidavit signed by applicant showing amount earned and pay period. <p>The file should contain written documentation of attempts to obtain written verification.</p> <p>This form of verification may be used to certify an applicant only after conferring with the Monitoring Agent.</p>
Verification Tips	

<p>FACTOR TO BE VERIFIED</p>	<p>Income maintenance payments, benefits, income other than wages (i.e., welfare (TANF), AFDC, Social Security (SS), Supplemental Security Income (SSI), disability income, pensions).</p>
<p>ACCEPTABLE SOURCES</p>	
<p>Third-Party Written or Electronic</p>	<ul style="list-style-type: none"> • Award or benefit notification letters prepared and signed by authorizing agency. • HUD Form 50058, or equivalent; • HUD Form 50059, or equivalent (all supporting verification documentation shall be retained in the household's file); • Statement from the housing authority that they have verified the household income; or • USDA Rural Development Tenant Certification Form 1944-8
<p>Documents Provided by Applicant</p>	<ul style="list-style-type: none"> • Current or recent check with date, amount, and check number recorded by the owner. • Award Letters. • Copies of bank statements reflecting directly deposited amounts. • Most recent quarterly pension account statement.
<p>Self-Declaration</p>	<ul style="list-style-type: none"> • Not applicable.
<p>Verification Tips</p>	<ul style="list-style-type: none"> • Checks or automatic bank deposit slips may not provide gross amounts of benefits if applicant has deductions made for Medicare Insurance. • Copying of U. S. Treasury checks is not permitted. • Obtain negative assurance statement from household members that do not report income, including members age 65 and older who do not report Social Security or SSI.

FACTOR TO BE VERIFIED	Unemployment Compensation
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification form completed by source. • HUD Form 50058, or equivalent; • HUD Form 50059, or equivalent (all supporting verification documentation shall be retained in the household's file); • Statement from the housing authority that they have verified the household income; or • USDA Rural Development Tenant Certification Form 1944-8
Documents Provided by Applicant	<ul style="list-style-type: none"> • Copies of checks or records from agency stating payment amounts and dates. • Benefit notification letter signed by authorizing agency.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • Frequency of payments and expected length of benefit term must be verified. • Income not expected to last full 12 months must be calculated based on 12 months.

FACTOR TO BE VERIFIED	Alimony or child support
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Copy of separation or divorce agreement indicating type of support, amount, and payment schedule. • Printouts from the court or agency responsible for enforcing child support payments, or other evidence indicating the frequency and amount of payments actually received. • Written statement provided by income source indicating all of above. • If applicable, written statement from court/attorney that payments are not being received and anticipated date of resumption of payments. • HUD Form 50058, or equivalent; • USDA Rural Development Tenant Certification Form 1944-8; or • Statement from the housing authority that they have verified the household income
Documents Provided by Applicant	<ul style="list-style-type: none"> • Copy of most recent check, recording date, amount, and check number. • Recent original letters from the court.
Self-Declaration (MMRB, SAIL)	<ul style="list-style-type: none"> • Affidavit signed by applicant indicating amount received. • If support is court ordered, affidavit from applicant indicating that payments are not being received and describing efforts to collect amounts due.
Verification Tips	<ul style="list-style-type: none"> • Amounts awarded but not received can only be excluded from annual income when applicants have made reasonable efforts to collect amounts due, including filing with courts or agencies responsible for enforcing payments.

FACTOR TO BE VERIFIED	Recurring contributions and gifts
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Affidavit signed by the person providing the assistance giving the purpose, dates, and value of gifts. • Letter from a bank, attorney or trustee providing required verification. • HUD Form 50058, or equivalent; • USDA Rural Development Tenant Certification Form 1944-8; or • Statement from the housing authority that they have verified the household income
Documents Provided by Applicant	<ul style="list-style-type: none"> • Not applicable.
Self-Declaration	<ul style="list-style-type: none"> • Affidavit signed by applicant stating purpose, dates, and value of gifts. <p>The file should contain written documentation of attempts to obtain written verification.</p> <p>This form of verification may be used to certify an applicant only after conferring with the Monitoring Agent.</p>
Verification Tips	<ul style="list-style-type: none"> • Sporadic contributions and gifts are not counted as income.

FACTOR TO BE VERIFIED	Dividend income and savings account interest income
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification form completed by bank. • HUD Form 50058, or equivalent; • USDA Rural Development Tenant Certification Form 1944-8; or • Statement from the housing authority that they have verified the household income
Documents Provided by Applicant	<ul style="list-style-type: none"> • Copies of current statements, bank passbooks, certificates of deposit, if they show required information (i.e., current rate of interest). • Copies of IRS Form 1099 from the financial institution and verification of projected income for the next 12 months. • Broker's quarterly statements showing value of stocks/bonds and earnings credited to the applicant.
Self-Declaration	<ul style="list-style-type: none"> • Affidavit signed by applicant that describes type and value of asset and income expected to be derived. • Appropriate for MMRB and SAIL programs. • Appropriate for HC program only when household assets do not exceed \$5,000.
Verification Tips	<ul style="list-style-type: none"> • The owner must obtain enough information to accurately project income over next 12 months. • Verify interest rate as well as asset value.

<p>FACTOR TO BE VERIFIED</p>	<p>Interest from sale of real property (e.g., contract for deed, installment sales contract, etc.)</p>
<p>ACCEPTABLE SOURCES</p>	
<p>Third-Party Written or Electronic</p>	<ul style="list-style-type: none"> • Verification form completed by an accountant, attorney, real estate broker, the buyer, or a financial institution, which has copies of the amortization schedule from which interest income for the next 12 months can be obtained.
<p>Documents Provided by Applicant</p>	<ul style="list-style-type: none"> • Copy of the amortization schedule, with sufficient information for the owner to determine the amount of interest to be earned during the next 12 months. • Note: Copy of a check paid by the buyer to the applicant is not acceptable.
<p>Self-Declaration</p>	<ul style="list-style-type: none"> • Not applicable.
<p>Verification Tips</p>	<ul style="list-style-type: none"> • Only the interest income is counted; the balance of the payment applied to the principal is merely a liquidation of the asset. • The owner must get enough information to compute the actual interest income for the next 12 months.

<p>FACTOR TO BE VERIFIED</p>	<p>Current net family assets. (savings, checking, certificates of deposits, stocks, real estate, etc.)</p>
<p>ACCEPTABLE SOURCES</p>	
<p>Third-Party Written or Electronic</p>	<ul style="list-style-type: none"> • Verification forms, letters or documents with signed Consent to Release, forms from financial institutions, stock brokers, real estate agents, employers indicating the current value of the assets and penalties, or reasonable costs to be incurred in order to convert non liquid assets into cash. • HUD Form 50058, or equivalent; • USDA Rural Development Tenant Certification Form 1944-8; or • Statement from the housing authority that they have verified the household income
<p>Documents Provided by Applicant</p>	<ul style="list-style-type: none"> • Passbooks, checking or savings account statements, certificates of deposit, property appraisals, stock or bond documents, or other financial statements completed by financial institution. • Copies of real estate tax statements, if tax authority uses approximate market value. • Quotes from attorneys, stockbrokers, bankers, real estate agents, verifying penalties, reasonable costs incurred to convert asset to cash.
<p>Self-Declaration</p>	<ul style="list-style-type: none"> • Affidavit signed by applicant that states cash value of assets and/or cash held at applicant’s home or in safe deposit box. • Affidavit signed by applicant that describes type and value of asset and income expected to be derived. • Appropriate for MMRB and SAIL programs. • Appropriate for HC program only when household assets do not exceed \$5,000.
<p>Verification Tips</p>	<ul style="list-style-type: none"> • Use current balance in saving accounts, average monthly balance in checking accounts for last 6 months. • Use cash value of all assets: the net amount the applicant would receive if the asset were converted to cash.

FACTOR TO BE VERIFIED	Assets disposed of for less than fair market value
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • None required.
Documents Provided by Applicant	<ul style="list-style-type: none"> • None required.
Self-Declaration	<ul style="list-style-type: none"> • Affidavit signed by applicant that no member of family has disposed of assets for less than fair market value during preceding two years. • If applicable, affidavit signed by applicant that shows: <ul style="list-style-type: none"> - Type of assets disposed of, - Date disposed of, - Amount received, and - Market value of asset at the time of disposition.
Verification Tips	<ul style="list-style-type: none"> • Only count assets disposed of within a two-year period prior to examination or re-examination.

FACTOR TO BE VERIFIED	Student status
ACCEPTABLE SOURCES	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification from the Admissions or Registrar's Office.
Documents Provided by Applicant	<ul style="list-style-type: none"> • School records, such as paid fee statements that show a sufficient number of credits to be considered a full-time student by the educational institution attended.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • A person carrying a subject load considered full-time by the educational institution being attended, or who will be a full-time student at an educational institution, during five (5) months of the <u>calendar</u> year.

FACTOR TO BE VERIFIED	Commercial fishing worker
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification Form completed by employer. • Accountant or bookkeeper’s statement of income.
Documents Provided by Applicant	<ul style="list-style-type: none"> • W-2 Forms, if applicant has had same employer for at least two years and increases can be accurately projected. • Paycheck stubs or earning statements. • IRS Form 1040/1040A showing amount earned and employment period, to be used in conjunction with self declaration affidavit.
Self-Declaration	<ul style="list-style-type: none"> • Affidavits signed by applicant that describe sources of income. <p>The file should contain written documentation of attempts to obtain written verification.</p> <p>This form of verification may be used to certify an applicant only after conferring with the Monitoring Agent.</p>
Verification Tips	<ul style="list-style-type: none"> • A laborer who is employed on a seasonal, temporary, or permanent basis in fishing in saltwater or freshwater and who derived at least 50% of their total income in the immediately preceding 12 calendar months from such employment. The term includes a person who has retired as a laborer due to age, disability, or illness. • Frequency of gross pay (i.e., hourly, biweekly, monthly, bimonthly). • Anticipated increases in pay effective dates. • Require the most recent four to six consecutive pay stubs; do not use check without stubs. • Overtime, bonuses, tips, and commissions.

FACTOR TO BE VERIFIED	Elderly
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Not applicable.
Documents Provided by Applicant	<ul style="list-style-type: none"> • Birth certificate, baptismal certificate, social security records, driver’s license, census record, official record of birth or other authoritative document or receipt of SSI old age benefits or SS benefits. May be required for all members of the household.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • Refer to the Regulatory Agreement that is specific to the Development

FACTOR TO BE VERIFIED	Farmworker
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification Form completed by employer. • Accountant or bookkeeper’s statement of income.
Documents Provided by Applicant	<ul style="list-style-type: none"> • W-2 Forms, if applicant has had same employer for at least two years and increases can be accurately projected. • Paycheck stubs or earning statements. • IRS Form 1040/1040A showing amount earned and employment period, to be used in conjunction with self declaration affidavit.
Self-Declaration	<ul style="list-style-type: none"> • Affidavits signed by applicant that describe sources of income. <p>The file should contain written documentation of attempts to obtain written verification.</p> <p>This form of verification may be used to certify an applicant only after conferring with the Monitoring Agent.</p>
Verification Tips	<ul style="list-style-type: none"> • Any laborer who is employed on a seasonal, temporary or permanent basis in the planting, cultivating harvesting or processing of agricultural or aquacultural products and who has derived at least 50% of their total income in the immediately preceding 12 calendar months from such employment. The term includes a person who has retired as a laborer due to age, disability, or illness. • Frequency of gross pay (i.e., hourly, biweekly, monthly, bimonthly). • Anticipated increases in pay effective dates. • Require the most recent four to six consecutive pay stubs; do not use check without stubs. • Overtime, bonuses, tips, and commissions.

FACTOR TO BE VERIFIED	Homeless
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification by a public or private facility providing shelter, or by the local police department or social services agency.
Documents Provided by Applicant	<ul style="list-style-type: none"> • Not applicable.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • Refer to definition of Substandard Housing in the Glossary.

FACTOR TO BE VERIFIED	Special Needs
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification from a physician that the applicant has physical or mental limitations which restrict the individual's ability to perform normal activities of daily living.
Documents Provided by Applicant	<ul style="list-style-type: none"> • Not applicable.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • Refer to the Regulatory Agreement that is specific to the Development.

FACTOR TO BE VERIFIED	Substandard Prior Housing
ACCEPTABLE SOURCES (Information verified only to determine eligibility for categorical or special set asides.)	
Third-Party Written or Electronic	<ul style="list-style-type: none"> • Verification by a unit or agency of government or by their present owner or its agent.
Documents Provided by Applicant	<ul style="list-style-type: none"> • Not applicable.
Self-Declaration	<ul style="list-style-type: none"> • Not applicable.
Verification Tips	<ul style="list-style-type: none"> • Refer to definition of Substandard Housing in Glossary.

Date _____
Applicant/Resident Name _____
Development Name _____
Unit Number/Identification _____

This rental community has received funding from a program which requires documentation of income as part of the qualification process for household residency.

TO: (Name and Address of Employer) RETURN TO: (Rental Community Address)

I hereby authorize release of the information requested below in order to determine my eligibility for residency at the above rental community in the upcoming year.
Signature _____ Social Security # _____

The following information is requested as part of the household qualification process. The information provided will remain confidential. Your assistance by completing this form and returning it in a timely manner will be greatly appreciated. Please call if you have questions.

Signature _____ Telephone Number _____
Printed Name _____ Title _____

THIS SECTION TO BE COMPLETED BY EMPLOYER

Employee Name _____ Job Title _____

Presently Employed? [] Yes Date First Employed _____ [] No Last Date Employed _____

Current Wages/Salary \$ _____ (check one) [] hourly [] weekly [] biweekly [] semi-monthly
[] Monthly [] yearly [] Other _____

Average # regular hours per week _____

Overtime Rate \$ _____ per hour Average # of overtime hours per week _____

Shift Differential Rate \$ _____ per hour Average # of shift differential hours per week _____

Commissions, tips, bonuses \$ _____ (check one) [] hourly [] weekly [] biweekly [] semi-monthly
[] Monthly [] yearly [] Other _____

List any anticipated change in the employee's rate of pay within next 12 months _____ Effective Date _____

If the employee's work is seasonal or sporadic, please indicate layoff period(s) _____

Additional Remarks _____

I hereby certify that the information supplied in this section is true and complete.

Signature _____ Completion Date _____

Printed Name _____ Title _____

Firm Name _____ Telephone _____

**Sworn Declaration of Child Support
Addendum to Application**

Applicant/Resident Name _____

Development Name _____

Unit Number/Identification _____

Child support payments that are received shall be included as income whether or not there is yet a court order awarding payment.

Child support amounts awarded by the courts but not received can be excluded only when the applicant/resident certifies that payments are not being made and further documents that all reasonable legal actions have been taken to collect amounts due, including filing with the appropriate courts or agencies responsible for enforcing payment.

As part of the qualification process required by federal and/or state housing programs with jurisdiction over this development the following information is needed:

<p>A. Do you receive child support?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
	Go to B	Go to C.1
<p>B. I receive:</p> <p>1. Payment amount \$ _____</p> <p>2. Frequency _____</p> <p>3. Children's names _____</p> <p>4. Name of source _____ <i>Complete multiple declaration forms if there are multiple sources.</i></p> <p>5. Go to C.1</p>		
<p>C. 1. Have you been awarded child support by court order?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
	Go to C.2	Sign Form
<p>2. Provide copy of entire document, enter amount of award \$ _____, and frequency _____; go to C.3.</p>		
<p>3. Is payment being received as awarded?</p>	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>
	Go to 3.a	Go to 3.b
<p>a. Indicate the manner by which payment is received and sign form.</p> <p>i. ___ Enforcement agency <i>Name agency</i> _____ <i>and provide agency print out</i></p> <p>ii. ___ Court of Law <i>Name court</i> _____</p> <p>iii. ___ Direct from responsible party <i>Name source</i> _____ <i>and provide declaration or statement from the source.</i></p> <p>iv. ___ Other <i>(Explain)</i> _____</p>		
<p>b. If payment not received or if amount received is less than amount awarded provide details and documentation of collection efforts.</p> <p>_____</p>		
<p>Under penalty of perjury, I certify that the information presented in this declaration is true and accurate to the best of my knowledge. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.</p>		
<p>_____</p> <p>Applicant/Resident Signature</p>	<p>_____</p> <p>Date</p>	

Date _____

Applicant/Resident Name _____

Development Name _____

Unit Number/Identification _____

TO: *(Name and Address of Payer)* _____ RETURN TO: *(Rental Community Address)* _____

I hereby authorize release of the information requested below in order to determine my eligibility for residency at the above rental community in the upcoming year.

Signature _____ Social Security # _____

Printed Name _____ Date _____

The following information is requested as part of the household qualification process required by federal and/or state housing programs with jurisdiction over this rental community. Information provided will remain confidential. Your assistance by completing and returning this form in a timely manner will be greatly appreciated. Please call if you have questions.

Signature _____ Telephone Number _____

Printed Name _____ Title _____

THIS SECTION TO BE COMPLETED BY PAYER

Children's names _____

Payment amount _____ Frequency _____

Are funds paid to offset an AFDC/TANF grant? Yes No

Are changes expected in the next 12 months? Yes No

If yes, provide details _____

Note: Child support payments awarded by the courts but not received can be excluded only when the applicant/resident certifies that payments are not being made and further documents that all reasonable legal actions to collect amounts due, including filing with the appropriate courts or agencies responsible for enforcing payment, have been taken.

I hereby certify that the information supplied is true and complete.

Signature _____ Completion Date _____

Printed Name _____ Title _____

Firm/ Telephone _____

Organization Number _____

**Sworn Declaration of Zero Income Status
Addendum to Application**

To be completed by each adult household member who does not receive income.

Household Name _____ Unit # _____

Development Name _____

1. I hereby certify that I do not individually receive income from any of the following sources:
 - a. Wages from employment (including commissions, tips, bonuses, fees, etc.);
 - b. Income from operation of a business;
 - c. Rental income from real or personal property;
 - d. Social Security payments, annuities, insurance policies, retirement funds, pensions, Supplemental Security Income (SSI), or death benefits;
 - e. Unemployment or disability payments;
 - f. Public assistance payments;
 - g. Periodic allowances such as alimony, child support, or gifts received from persons not living in my household;
 - h. Sales from self-employed resources (Avon, Mary Kay, Shaklee, etc.);
 - i. Any other source not named above.
2. During the next 12 months there is no change expected in my financial or employment status.
3. I will be using the following sources of funds to pay for rent and other necessities:

Under penalty of perjury, I certify that the information presented in this declaration is true and accurate to the best of my knowledge. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Signature of Applicant/Tenant

Printed Name of Applicant/Tenant

Date

Household Assets Sworn Declaration

Complete only one form per household; include assets of children.

Household Name _____ Unit # _____
 Development _____
 Name _____ City _____

Complete all that apply for 1 through 6:

- 1. I (we) do not have any net family assets (as defined in 24 CFR 813.102) at this time.
- 2. I (we) hereby state that the combined value of net family assets does not exceed \$5,000 and the anticipated annual income from these assets is \$ _____ .
- 3. I (we) hereby state that the combined value of net family assets exceeds \$5,000 and the anticipated annual income from these assets is \$ _____ .
- 4. My (our) assets include:

(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source	(A) Cash Value*	(B) Int. Rate	(A*B) Annual Income	Source
\$ _____	_____	\$ _____	Savings Account	\$ _____	_____	\$ _____	Checking Account
\$ _____	_____	\$ _____	Cash on Hand	\$ _____	_____	\$ _____	Safety Deposit Box
\$ _____	_____	\$ _____	Certificates of Deposit	\$ _____	_____	\$ _____	Money Market Funds
\$ _____	_____	\$ _____	Stocks	\$ _____	_____	\$ _____	Bonds
\$ _____	_____	\$ _____	IRA Accounts	\$ _____	_____	\$ _____	401K Accounts
\$ _____	_____	\$ _____	Keogh Accounts	\$ _____	_____	\$ _____	Trust Funds
\$ _____	_____	\$ _____	Equity in Real Estate	\$ _____	_____	\$ _____	Land Contracts
\$ _____	_____	\$ _____	Lump Sum Receipts	\$ _____	_____	\$ _____	Capital Investments
\$ _____	_____	\$ _____	Life Insurance Policies (excluding Term insurance)				
\$ _____	_____	\$ _____	Other Retirement/Pension Funds not named above (identify): _____				
\$ _____	_____	\$ _____	Personal property held as an investment (identify)**: _____				
\$ _____	_____	\$ _____	Other (identify): _____				

PLEASE NOTE: Certain funds (e.g., Retirement, Pension, Trust) may or may not be (fully) accessible to household members. Include only those amounts which are fully available.

*Cash value is defined as market value minus the cost of converting the asset to cash, such as broker's fees, settlement costs, outstanding loans, early withdrawal penalties, etc.

**Personal property held as an investment may include, but is not limited to, gem or coin collections, art, antique cars, etc. Do not include necessary personal property such as, but not necessarily limited to, household furniture, daily-use autos, clothing, assets of an active business, or special equipment for use by the disabled.

- 5. I (we) have not sold or given away assets (including cash, real estate, etc.) for less than fair market value (FMV) during the past two (2) years.
- 6. Within the past two (2) years, I (we) have sold or given away assets for more than \$1,000 below their fair market value (FMV). The difference between FMV and the amount received, for each asset on which this occurred is included above and is equal to a total of \$ _____ .

Under penalty of perjury, I/we certify that the information presented in this declaration is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Applicant/Tenant _____ Date _____ Applicant/Tenant _____ Date _____

**Sworn Declaration of Student Status
Addendum to Application**

Date _____

Applicant/Resident Name _____

Development Name _____

Unit Number/Identification _____

This rental community has received funding from a program which does not generally allow occupancy by households comprised entirely of full-time students.

A "Student" is an individual who is a fulltime student at an educational organization which normally maintains a regular faculty and curriculum and normally has a regularly enrolled body of pupils or students in attendance at the place where its educational activities are regularly carried on, for at least five calendar months during a calendar year.

The following information is requested as part of the household qualification process. Please mark the applicable item(s).

- A. I am not a student and do not anticipate enrolling as a student in the upcoming year.
- B. I anticipate enrolling as a student in the upcoming year.
- C. I am a part-time student and expect to remain a part-time student in the upcoming year.
- D. I am a full-time student.
- E. I am a full-time student and offer the following explanation for eligibility consideration:
 - 1. I receive Temporary Assistance for Needy Families (TANF) payments or other benefits under Title IV of the Social Security Act.
 - 2. I am enrolled in a job training program receiving assistance under the Job Training Partnership Act (JTPA) or other similar Federal, State, or local laws.
 - 3. I am a single parent with dependent children and none of the household members are dependents of another party other than a parent of the children.
 - 4. I am married and file a joint federal tax return with my spouse.
 - 5. I am a former foster child in transition to independence.

NOTE: Developments that participate in only the pre-1986 MMRB program shall apply explanation 4 only.

Under penalty of perjury, I certify that the information presented in this declaration is true and accurate to the best of my knowledge. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement. I will provide proof of credit hours or other documentation that may be required for each school term during my occupancy of a unit at this rental community.

Applicant/Resident Signature Date

Owner Representative Signature and Title Date

Verification of Student Status

This section shall be completed by management and executed by student.

This Student Verification is being delivered in connection with the undersigned's eligibility for residency in the following rental community:

Applicant/Resident Name: _____
Development Name: _____
Unit Number/Identification _____

I hereby grant disclosure of the information requested from: _____
Name of Institution

Signature _____ Date _____
Printed Name _____ Student ID# _____

Return form to: [Empty box]

This section shall be completed by educational institution.

The above-named individual has applied for residency or is currently residing in housing that requires verification of student status. Please provide the information requested below:

Is the above-named individual a student at this educational instruction? ___ Yes ___ No

If so, part-time or full-time? ___ PART-TIME ___ FULL-TIME

If full-time, the date the student enrolled as such: _____

Expected date of graduation: _____

I hereby certify that the information supplied in this section is true and complete to the best of my knowledge.

Signature: _____ Date: _____
Printed Name: _____ Telephone: _____
Title: _____
Educational Institution: _____

**FLORIDA HOUSING FINANCE CORPORATION
TENANT INCOME CERTIFICATION**

Initial Certification Recertification Other _____
Indicates Type

Enter Full Date (mm/dd/yyyy)
Effective Date: _____
Move-in Date: _____

PART I - DEVELOPMENT DATA

Key Number _____ Development _____ County _____
Unit ID: _____ BIN # _____ Address _____ City _____

PART II - HOUSEHOLD COMPOSITION

HH Mbr #	Last Name	First Name & Middle Initial	Relationship to Head of Household	Date of Birth (mm/dd/yyyy)	Age as of Effective Date	Full Time Student (Y or N)
1			H - Head			
2						
3						
4						
5						
6						
7						
8						
9						

PART III - GROSS ANNUAL ANTICIPATED HOUSEHOLD INCOME (USE ANNUALIZED AMOUNTS)

HH Mbr #	(A) Employment or Wages	(B) Social Security/ Pensions	(C) Public Assistance	(D) Other Income	If Other, Indicate Type

Calculate sum of (A) through (D), above **(E) TOTAL ANTICIPATED INCOME:** \$ -

PART IV - CASH VALUE OF ASSETS AND ANNUALIZED ANTICIPATED HOUSEHOLD INCOME FROM ASSETS

HH Mbr #	(F) C / I	(G) Checking	(H) Savings	(I) CD	(J) Other	If Other, Indicate Type	(K) Asset Income

(L) TOTAL CASH VALUE: Calculate sum of (G) through (J) above: \$ -

(M) Total Anticipated Actual Asset Income: \$ -

(N) Enter Item (L) amount if total exceeds \$5,000: \$ - X Passbook Rate **0.06%** = (O) Imputed Income: \$ -

(P) TOTAL INCOME FROM ASSETS: *Enter the greater of Item (M) or Item (O)* \$ -

PART V - (Q) TOTAL HOUSEHOLD INCOME FROM ALL SOURCES - Add (E) + (P) \$ -

HOUSEHOLD CERTIFICATION AND SIGNATURES

The information on the form will be used to determine maximum income eligibility. I/we have provided for each person(s) set forth in Part II acceptable verification of current anticipated gross annual income. I/we agree to notify the landlord immediately upon any member of the household moving out of the unit or any new member moving in. I/we agree to notify the landlord immediately upon any member becoming a full time student.

Under penalties of perjury, I/we certify that the information presented in this Certification is true and accurate to the best of my/our knowledge and belief. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of the lease agreement.

Signature _____ (Date) _____ Signature _____ (Date) _____
Signature _____ (Date) _____ Signature _____ (Date) _____

PART VI - STUDENT STATUS	
<p>Is every household member a full-time student? (refer to Part II)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If YES, enter Student Explanation number _____</p>	<p>Student Explanation</p> <ol style="list-style-type: none"> 1 TANF assistance 2 Job training program 3 Single parent / dependent child 4 Married / joint return 5 Former foster child in transition to independence

PART VII - PROGRAM NAME	PART VIII - DETERMINATION OF INCOME ELIGIBILITY																																								
<p style="text-align: center;">Indicate AMI category served by household for set-aside requirement of each Florida Housing program</p> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;"></th> <th style="width:15%; text-align: center;">AMI Category</th> <th style="width:15%; text-align: center;">CAP **</th> <th style="width:30%;"></th> </tr> </thead> <tbody> <tr> <td>MMRB</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>** Upon</td> </tr> <tr> <td>SAIL</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>recertification the</td> </tr> <tr> <td>Housing Credit</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>household</td> </tr> <tr> <td>HOME</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>exceeded the</td> </tr> <tr> <td>AHL</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>income cap</td> </tr> <tr> <td>HUD Risk Sharing</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>according to</td> </tr> <tr> <td>SHIP</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>program(s)</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>eligibility</td> </tr> <tr> <td>_____</td> <td style="text-align: center;">_____ %</td> <td style="text-align: center;">_____</td> <td>requirements.</td> </tr> </tbody> </table>		AMI Category	CAP **		MMRB	_____ %	_____	** Upon	SAIL	_____ %	_____	recertification the	Housing Credit	_____ %	_____	household	HOME	_____ %	_____	exceeded the	AHL	_____ %	_____	income cap	HUD Risk Sharing	_____ %	_____	according to	SHIP	_____ %	_____	program(s)	_____	_____ %	_____	eligibility	_____	_____ %	_____	requirements.	<p>Current total household income \$ _____ (refer to Part V)</p> <p>Most restrictive AMI category met by household (refer to Part VII)</p> <p>_____ AMI % Current Income Limit \$ _____</p> <p>Recertification only</p> <p>Household size at move in _____</p> <p>Total household income at move in \$ _____</p> <p>Current Income Limit x 140% \$ _____</p> <p>Household income exceeds 140% at Recertification: _____ Yes _____ No</p>
	AMI Category	CAP **																																							
MMRB	_____ %	_____	** Upon																																						
SAIL	_____ %	_____	recertification the																																						
Housing Credit	_____ %	_____	household																																						
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SHIP	_____ %	_____	program(s)																																						
_____	_____ %	_____	eligibility																																						
_____	_____ %	_____	requirements.																																						

PART IX - RENT			
<p>Rental Assistance \$ _____</p> <p>If Section 8, indicate assistance type:</p> <p style="padding-left: 20px;">Tenant Based _____</p> <p style="padding-left: 20px;">Project Based _____</p> <p>Utility Reimbursement \$ _____</p> <p>Tenant-Paid Rent (include non-optional charges) \$ _____</p> <p>Utility Allowance \$ _____</p> <p>TOTAL TENANT PAYMENT (Tenant paid rent plus utility allowance) \$ _____</p>	<p>Unit meets ELI / Housing Credit / HUD Risk Sharing rent restriction at AMI Category _____ %</p> <p>Unit meets HOME Program rent restriction at _____</p> <p>Number of bedrooms in this unit _____</p> <p>Current rent limit for this unit \$ _____ (Refer to applicable schedule of maximum allowable rents)</p> <p>Rent Concession - throughout current lease</p> <p>Total Amount \$ _____</p> <p>Lease Term _____ (in months)</p>		

PART X - CATEGORICAL OR PUBLIC PURPOSE SET ASIDE OR TARGETING			
Requirement Types (Select ALL that apply to this household)			
<p>_____ Commercial fishing worker</p> <p>_____ Farmworker</p> <p>_____ Rental Assistance (MMRB only)</p>	<p>_____ Elderly</p> <p>_____ Homeless</p> <p>_____ Special Needs</p>	<p>_____ Essential Services Personnel</p> <p>_____ Family (SAIL only)</p> <p>_____ Prior substandard (MMRB only)</p> <p>_____ Number of BR's (MMRB only)</p>	
SIGNATURE OF OWNER REPRESENTATIVE			

Based on the representations herein and upon the proofs and documentation required to be submitted, the individual(s) named in Part II of this Tenant Income Certification is/are eligible under the provisions of the program(s) indicated in Part VII, and the Extended Use Agreement and/or Land Use Restriction Agreement (if applicable), to live in a unit in this Development.

Signature: _____ Date: _____

Printed Name: _____

Title: _____

PART XI - STATISTICAL DATA

Note: Information in this Part XI is gathered for statistical use only. No resident is required to give such information unless they desire to do so.

Refusal to provide information in this Part will not affect any rights the household has as residents. There is no penalty for households that do not complete the form.

For Office Use: Household elected not to participate.

New Households

Prior Housing Information

(Answer for household head)

Monthly rent payment _____

Monthly house payment _____

ZIP Code _____

All Households

Current Employment

(Answer for household head)

Occupation _____

ZIP Code _____

Primary Transportation Mode

(Answer for household head)

Motor vehicle _____

Public transportation _____

Other _____

Additional Household Information

A member of the household:

(Check all that Apply)

Receives Medicare benefits _____

Receives Medicaid benefits _____

Is a Person With a Disability * _____

Racial Categories* (Select All That Apply)	Total Number of Household Members Per Category	Total Number of Hispanic or Latino Household Members
American Indian or Alaska Native		
Asian		
Black or African American		
Native Hawaiian or Other Pacific Islander		
White		
American Indian or Alaska Native <i>and</i> White		
Asian <i>and</i> White		
Black or African American <i>and</i> White		
American Indian or Alaska Native <i>and</i> Black or African American		
Asian <i>and</i> Black or African American		
Other mutiple race combination		
TOTALS		

*** Definitions**

- Person With a Disability A person who has a mental or physical impairment that substantially limits one or more of such person's * Major Life Activities; has a record of such impairment; or is regarded as having such an impairment.
- Major Life Activities Functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, sitting, standing, lifting, reaching, thinking, concentrating, reading, interacting with others, learning, sleeping and working.
- Hispanic or Latino A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
- Not-Hispanic or Latino A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- American Indian or Alaska Native A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- Asian A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- Black or African American A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
- Native Hawaiian or Other Pacific Islander A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- White A person having origins in any of the original peoples of Europe, the Middle East or North Africa.

This form is to be completed by the owner or an authorized representative. *These instructions are not a complete guide on program compliance. The responsibility for compliance with program regulations lies with the owner of the building(s)/development.*

Heading:

Check the appropriate box for certification type:

Initial Certification	Move-in
Recertification	First anniversary or annual recertification
Other	If Other, designate the type of the certification (i.e., a unit transfer or other state-required certification).

Enter the full date (month/day/year) for the following:

Effective Date Enter effective date of certification. For newly-constructed developments the Initial Certification shall be the move-in date. For the first anniversary and subsequent annual recertification, this shall be no later than one year from effective date of the previous certification.

Note: The effective date must be entered in order for the Age as of Effective Date to calculate in Part II – Household Composition.

Move-in Date Enter the date the household has or will take occupancy of the unit.

Part I - Development Data:

Enter the information for Part I – Development Data:

Key Number	The identification number issued by Florida Housing that is unique to each development.
Development	Enter the name of the development.
County	Enter the county in which the building is located.
Unit ID	Enter the unit number.
BIN #	If the development is a Housing Credit development, enter the Building Identification Number (BIN) assigned to the building (from IRS Form 8609). Leave blank if the development is not a Housing Credit Development or the development is a Housing Credit Development but the BIN # has not yet been assigned.
Address	Enter the address of the building.
City	Enter the city in which the building is located.

Part II - Household Composition

Enter the information for Part II – Household Composition for all occupants of the unit:

Last Name Enter the last name of each occupant of the unit.

First Name &
Middle Initial Enter the full first name and middle initial of each occupant of the unit.

Relationship to
Head of Household State each occupant's relationship to the head of household according to one of the following coded definitions:

H - Head of Household	S - Spouse
A - Adult co-tenant	O - Other family member
C - Child	U - Unborn Child
L - Live-in caretaker	F - Foster child(ren)/adult(s)
N - None of the above	

There shall be only one Head of Household; there shall be only one spouse; list the same person as Head on subsequent Recertifications as long as that person is a member of the household. The addition of a spouse does not change a remaining prior member's position as Head. An unborn child appears on the TIC only if its presence is necessary to qualify the household.

Date of Birth Enter the full date of birth (month/day/year) of the applicable household member.

Age as of
Effective Date The age that the occupant will be on the date that the current certification is effective. The age of an unborn child or a child who will not yet have reached the first birthday on the date that the current certification is effective shall be considered zero.

Note: This is a formulated field. The Effective Date must be entered in the TIC Heading in order for the age to calculate.

Full Time Student
(Y or N) Enter Y for Yes or N for No to indicate if the applicable household member is or will be a full time student at any time during 5 or more calendar months of the year. Full time status is determined by the institution being attended

If there are more than 8 occupants, use an additional sheet of paper to list the remaining household members and attach it to the certification.

Part III - Annual Income

Enter the information for Part III – Annual Income:

This Part reflects gross income anticipated to be received by the household for the twelve-month period that begins with the effective date of the current certification. Complete a separate row for each income-earning member, using the respective household member number from Part II. Enter the exact amount of income from the third-party verification forms obtained from each income source. If a household member has multiple incomes of a single type, the aggregated exact income amounts shall be determined and the total for each type entered on the TIC. The resident file shall contain documentation of the determination of aggregate amount.

Enter for each household member:

- Column (A) Exact amount of the annualized gross wages, salaries, tips, commissions, bonuses, and other income from employment; distributed profits and/or net income from a business.
- Column (B) Exact amount of annualized Social Security, Supplemental Security Income, pensions, military retirement, etc., payments.
- Column (C) Exact amount of annualized income received from public assistance (i.e., TANF, general assistance, disability, etc.).
- Column (D) Exact amount of annualized alimony, child support, and unemployment benefit payments, or any other income regularly received by the household.
- If Other, Indicate Type Enter the income type for which an amount has been entered in Column (D).

Enter for the household:

- Item (E) Exact amount of the sum of columns (A) through (D), above.
Note: This is a formulated field.

Part IV - Income from Assets

Enter the information for Part IV – Income from Assets:

This Part reflects combined household assets including assets of minors. Asset information for each household member shall be entered on a single row. When a household member has both current (C) and imputed (I) assets a separate row per household member shall be used for assets of each status. The exact value of assets shall be entered. If a household member has multiple assets of a single type, the aggregate value of all assets of that type shall be determined and the total for each type entered on the TIC. The resident file shall contain documentation of the determination of aggregate value.

Enter for each household member:

- Column (F) Select the asset ownership status for each asset/asset type entered on the TIC:
- C - Household currently owns or holds the asset, or
- I - Household disposed of the asset for less than fair market value within two years prior to the effective date of certification.
- Note: Imputation of disposed assets does not apply to households being qualified for the MMRB 150% income category nor for households that are being qualified only for the SAIL program. Developments participating in both Housing Credit and SAIL shall follow the more restrictive Housing Credit requirement.
- Column (G) Exact cash value of assets held in a checking account.
- Column (H) Exact cash value of assets held in a savings account.
- Column (I) Exact cash value of assets held in a certificate of deposit (CD).

- Column (J) Exact cash value of assets held in real estate owned, or other non-banking assets.
- If Other, Enter the type of the asset for which an amount has been entered in Column (J).
Indicate Type
- Column (K) Enter the exact amount of anticipated annual income actually derived from all assets listed in Columns (G), (H), (I), and (J), e.g., savings account balance multiplied by the annual interest rate.
- Item (L) The sum of the asset cash values listed in Columns (G), (H), (I), and (J).
Note: This is a formulated field.
- Item (M) The sum of Column (K).
Note: This is a formulated field.
- Item (N) The Item (L) amount if the amount exceeds \$5,000.
Note: This is a formulated field.
- Item (O) If a value is entered in Item (N), a calculation of imputed asset income shall be done. Multiply Item (N) by 2% and enter the amount in (O), Imputed Income.
Note: This is a formulated field.
- Note: Imputation of asset income does not apply to households being qualified for the MMRB 150% income category nor for households being qualified only for the SAIL program. Developments participating in both Housing Credits and SAIL shall follow the more restrictive Housing Credit requirement.
- Item (P) The amount of Item (M) or Item (O), whichever is greater.
Note: This is a formulated field.

Part V – Total Household Income from all Sources

Enter the information for Part V – Total Household Income from all Sources:

- Item (Q) Total annual Household Income From all Sources. Add (E) and (P) and enter the total. **Note: This is a formulated field.**

HOUSEHOLD CERTIFICATION AND SIGNATURES

After all verifications of income and/or assets have been received and calculated, the Head of Household shall sign and date the Tenant Income Certification; the Spouse, if any, shall sign and date the Tenant Income Certification; and, all other household members that have attained age 18 shall sign and date the Tenant Income Certification. For move-in, The Tenant Income Certification shall be signed no earlier than 5 days prior to the effective date of the certification. If move in is delayed a new Tenant Income Certification shall be executed. An affidavit shall be executed by all parties to the Tenant Income Certification, attesting to the continued accuracy of the information contained on the Tenant Income Certification.

Part VI - Student Status

Enter the information for Part VI – Student Status:

If all household members are full time students, check Yes. If at least one household member is not a full time student, check No. **Note: These are formulated fields.**

If Yes is checked, the appropriate explanation number shall be listed on the line to the right. If none of the explanations apply, the household is ineligible to rent the unit.

Student Explanations

Number	Explanation
1	Student households that receive Temporary Assistance for Needy Families (TANF) or its equivalent
2	The students are enrolled in a job training program receiving assistance under the Job Training Partnership Act (JTPA) or under other similar federal, state, or local laws
3	The students are a single parent with dependent children; none of the household members are dependents of another party other than a parent of the children.
4	The students are married and file a joint tax return
5	Former foster child in transition to independence

Part VII – Program Name

Enter the information for Part VII – Program Name:

Enter the applicable AMI percentage category for only the program(s) toward which this household's unit will be counted. If the household does not meet eligibility qualifications for all programs in which the Development is a participant, leave the remaining items blank. If a household met eligibility requirements at move in and later ceases to be eligible for a program while remaining qualified for one or more other programs, mark OI column of the program for which household no longer qualifies.

MMRB	If the development participates in the MMRB program and the unit this household will occupy will count towards the MMRB program set-asides, enter the applicable AMI percentage category toward which this household's unit will be counted for this program.
SAIL	If the development participates in the State Apartment Incentive Loan program (SAIL), and this household's unit will count towards the set-aside requirements, enter the applicable AMI percentage category toward which this household's unit will be counted for this program.
Housing Credit	If the development participates in the HC program and the unit this household will occupy will count towards the HC program set-asides, enter the applicable AMI percentage category toward which this household's unit will be counted for this program.
HOME	If the development participates in the HOME program and the unit this household will occupy will count towards the HOME program set-asides, enter the applicable AMI percentage category toward which this household's unit will be counted for this program.
RRLP	If the development participates in the Rental Recovery Loan Program (RRLP), and this household's unit will count towards the set-aside requirements, enter the applicable AMI percentage category toward which this household's unit will be counted for this program.
Other Programs	If the development participates in any other affordable housing program, complete the information as appropriate.

Part VIII – Determination of Income Eligibility

Enter the information for Part VIII – Determination of Income Eligibility:

Current total household income	Enter the amount of Total Household Income From All Sources from Item (Q), Part V. Note: This is a formulated field.
AMI %	Enter the most restrictive (lowest) AMI category met by the household in Part VII. Note: This is a formulated field.
Current Income Limit per Household Size	Enter the income limit for the household size that is in effect when the Tenant Income Certification is executed.

Enter the following only upon recertification.

Household size at move in	Enter the number of household members from the Initial Certification.
Household income at move in	Enter the amount of Total Household Income From All Sources from the Initial Certification.
Current Income Limit x 140%	Multiply the current income limit by 140% and enter the total. Below, indicate whether or not the household income exceeds that total by marking Yes or No as appropriate. If the Gross Annual Income at recertification is greater than 140% of the current income limit, the available unit rule must be followed.

Note: This is a formulated field.

Household income exceeds 140% at recertification	If the household income exceeds 140% of the current income limit at execution of the recertification Tenant Income Certification check Yes. If the household income does not exceed 140% of the current income limit at execution of the recertification Tenant Income Certification check No.
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Note: This is a formulated field.

Part IX – Rent

Enter the information for Part IX – Rent:

Rental Assistance	Enter the amount of rental assistance, if any.
Section 8 Assistance Type	Mark the type of Rental Assistance as appropriate, Tenant Based or Project Based.
Utility Reimbursement	Enter the amount of the utility reimbursement received by the household, if applicable.
Tenant Paid Rent	Enter the amount the household pays toward rent (not including rent assistance payments such as Section 8). Tenant Paid Rent includes non-optional charges such as mandatory garage rent, storage lockers, charges for services provided by the Development, etc. Note: This may be a negative amount if the household receives a utility reimbursement.
Utility Allowance	Enter the utility allowance. If the owner pays all utilities, enter zero. Leave blank if no Utility Allowance applies to the program.
Total Tenant Payment	Enter the total of Tenant Paid Rent plus Utility Allowance and other non-optional charges. Note: This is a formulated field.
Unit Meets Housing Credit/HUD Risk Sharing rent restriction at	Enter the AMI percentage category of the rent restriction that the unit meets according to what is required by the Housing Credit/HUD Risk Sharing set-aside(s) for the Development.
Unit Meets HOME Program Rent Restriction at	Enter the appropriate HOME Program Rent restriction that the unit meets according to what is required by the HOME Program set-aside(s) for the Development.
Number of Bedrooms	Enter the number of bedrooms in the unit.
Current Rent Limit for this Unit	Enter the maximum allowable gross rent for the unit type, if any, that is in effect when the Tenant Income Certification is executed.
Rent Concession Total Amount	Enter the total dollar value of the rent concession, if any, over the term of the current lease.
Rent Concession Lease Term (<i>in months</i>)	Enter the number of months in the current lease term. Enter a one (1) if the tenancy is month to month.

Part X – Categorical or Public Purpose Set Aside or Targeting

Enter the information for Part X – Categorical or Public Purpose Set Aside or Targeting:

If this household's unit will count towards the set-aside requirements, mark the appropriate line indicating the household's designation.

SIGNATURE OF OWNER/REPRESENTATIVE

It is the responsibility of the owner's representative to sign and date this document immediately following execution by the household members.

The responsibility of documenting and determining eligibility (including completing and signing the Tenant Income Certification form) and ensuring such documentation is kept in the resident file is extremely important and should be conducted by someone well trained in program compliance.

Part XI – Statistical Data

Enter the information for Part XI – Statistical Data.

No resident is required to provide statistical data unless they desire to do so. Refusal to give such information will not affect any rights they have as a resident. The statistical data page of the Tenant Income Certification is retained in the resident file; it is not sent to Florida Housing or the Compliance Monitor.

Participation:

If household elects not to participate in the statistical data gathering, mark the box and place the form in the household's file.

New Households – Prior Housing Information (answer for household head):

- | | |
|-----------------------|---|
| Monthly rent payment | Enter the amount of monthly rent paid by the head of household at their most recent previous residence. |
| Monthly house payment | Enter the amount of the monthly mortgage payment paid by the head of household at their most recent previous residence. |
| ZIP Code | Enter the ZIP code of the most recent previous residence of the head of household. |

All Households – Current Employment (answer for household head):

- | | |
|-----------------------------|--|
| Occupation | Enter the occupation type of the person named as head of household on the Tenant Income Certification. |
| ZIP Code | Enter the ZIP code of the place of employment of the head of household. |
| Primary Transportation Mode | Mark the line that applies to the household head's primary transportation mode. |

Additional Household Information (answer all that apply to any member of the household):

Mark the lines of all that apply to any member of the household.

Racial Categories:

Enter the total number of household members per racial category; enter the total number of Hispanic or Latino household members per category. Leave blank any data fields that do not apply.

Florida Housing Finance Corporation Statistical Data Collection

Enter information for all qualified (certified) households, both at Initial Certification and at Annual Recertification

New households only. Retain the information upon recertification

18		19																			20						21											
a	b	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	a	b	c	d	e	f	a	b	c					
Rent Concession		Household Elected to Not Participate	Characteristic Information by Number of Persons in Household by Race and by Hispanic Ethnicity															Enter for Member Listed as Head of Household						Enter an X if ANY member:														
Total Amount	Lease Term (in months)		Amer. Indian or Alaska Native		Asian		Black		Native Hawaiian or Pacific Islander		White		Amer. Indian or AK Native & White		Asian and White		Black and White		Amer. Indian or AK Native & Black		Asian and Black		Other Multiple Race Combination		Prior Housing Information		Current Employment		Primary Transportation Mode	Receives Medicare Benefits	Receives Medicaid Benefits	Is a Person With a Disability						
			Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic	Monthly Pmt Amt	ZIP Code	Occupation	ZIP Code										
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PART 5: HOUSING CREDIT SET-ASIDE PERCENTAGES BY BUILDING IDENTIFICATION NUMBER (BIN)							
Row	A BIN	B Set-Aside Percentage Required	C Actual Set-Aside Percentage	Row	A BIN	B Set-Aside Percentage Required	C Actual Set-Aside Percentage
1.	FL _____	_____ %	_____ %	31.	FL _____	_____ %	_____ %
2.	FL _____	_____ %	_____ %	32.	FL _____	_____ %	_____ %
3.	FL _____	_____ %	_____ %	33.	FL _____	_____ %	_____ %
4.	FL _____	_____ %	_____ %	34.	FL _____	_____ %	_____ %
5.	FL _____	_____ %	_____ %	35.	FL _____	_____ %	_____ %
6.	FL _____	_____ %	_____ %	36.	FL _____	_____ %	_____ %
7.	FL _____	_____ %	_____ %	37.	FL _____	_____ %	_____ %
8.	FL _____	_____ %	_____ %	38.	FL _____	_____ %	_____ %
9.	FL _____	_____ %	_____ %	39.	FL _____	_____ %	_____ %
10.	FL _____	_____ %	_____ %	40.	FL _____	_____ %	_____ %
11.	FL _____	_____ %	_____ %	41.	FL _____	_____ %	_____ %
12.	FL _____	_____ %	_____ %	42.	FL _____	_____ %	_____ %
13.	FL _____	_____ %	_____ %	43.	FL _____	_____ %	_____ %
14.	FL _____	_____ %	_____ %	44.	FL _____	_____ %	_____ %
15.	FL _____	_____ %	_____ %	45.	FL _____	_____ %	_____ %
16.	FL _____	_____ %	_____ %	46.	FL _____	_____ %	_____ %
17.	FL _____	_____ %	_____ %	47.	FL _____	_____ %	_____ %
18.	FL _____	_____ %	_____ %	48.	FL _____	_____ %	_____ %
19.	FL _____	_____ %	_____ %	49.	FL _____	_____ %	_____ %
20.	FL _____	_____ %	_____ %	50.	FL _____	_____ %	_____ %
21.	FL _____	_____ %	_____ %	51.	FL _____	_____ %	_____ %
22.	FL _____	_____ %	_____ %	52.	FL _____	_____ %	_____ %
23.	FL _____	_____ %	_____ %	53.	FL _____	_____ %	_____ %
24.	FL _____	_____ %	_____ %	54.	FL _____	_____ %	_____ %
25.	FL _____	_____ %	_____ %	55.	FL _____	_____ %	_____ %
26.	FL _____	_____ %	_____ %	56.	FL _____	_____ %	_____ %
27.	FL _____	_____ %	_____ %	57.	FL _____	_____ %	_____ %
28.	FL _____	_____ %	_____ %	58.	FL _____	_____ %	_____ %
29.	FL _____	_____ %	_____ %	59.	FL _____	_____ %	_____ %
30.	FL _____	_____ %	_____ %	60.	FL _____	_____ %	_____ %

PART 6: PUBLIC PURPOSE CRITERIA (PPC) <i>where applicable (MMRB)</i>			
	A	B	C
Number of Units	Certified	Reserved	Total
Efficiency/ Studio	0	0	0
1 Bedroom	0	0	0
2 Bedroom	0	0	0
3 Bedroom	0	0	0
4 Bedroom	0	0	0
Rental Assistance Prior Substandard	0	0	0

PART 7: HOME PROGRAM BY RENTS TYPE			
	A	B	C
Number of Units	Occupied	Vacant	Total
High	0	0	0
Low	0	0	0
FMR	0	0	0

PART 8: DEMOGRAPHIC CATEGORY OR SPECIAL SET-ASIDE GROUP				
A	B	C	D	
Set-Aside Requirement Type	Set-Aside Percentage Required	Number of Units	Actual Set-Aside Percentage	%
TOTAL	0	0	0	%

PART 9-A: AVERAGE HOUSEHOLD INCOME <i>of household members with income</i>	
	\$ _____

PART 9-B: AVERAGE TENANT-PAID RENT <i>household portion only</i>	
0 Bedroom	\$ _____
1 Bedroom	\$ _____
2 Bedroom	\$ _____
3 Bedroom	\$ _____
4 Bedroom	\$ _____
5 Bedroom	\$ _____

PART 9-C: HOUSEHOLD CHARACTERISTICS INFORMATION <i>Total number of household members in each group</i>		
Number of Households that Elected Not to Participate	<input type="text"/>	
	Number of Members	
	by Race	Hispanic
Races		
American Indian or Alaska Native	_____	_____
Asian	_____	_____
Black	_____	_____
Native Hawaiian or Pacific Islander	_____	_____
White	_____	_____
Amer. Indian or AK Native & White	_____	_____
Asian & White	_____	_____
Black & White	_____	_____
Amer. Indian or AK Native & Black	_____	_____
Asian & Black	_____	_____
Other Multiple Race Combination	_____	_____
TOTALS	0	0

PART 9-D: HOUSEHOLD CHARACTERISTICS INFORMATION <i>Total number of household members in each group</i>	
Ages 0 - 17	_____
Ages 18 - 54	_____
Ages 55 - 61	_____
Age 62 & up	_____

PART 10-A: Certified Occupied by Number of Bedrooms and by AMI Percentage Category						
AMI %	0BR	1BR	2BR	3BR	4BR	5BR

PART 10-B: Certified Vacant by Number of Bedrooms and by AMI Percentage Category						
AMI %	0BR	1BR	2BR	3BR	4BR	5BR

PART 10-C: Occupied and Vacant Market Rent Units by Number of Bedrooms						
MR	0BR	1BR	2BR	3BR	4BR	5BR

Click "Add Sheet" if the Development contains more than 60 buildings.

The Program Report is designed to monitor compliance with program requirements by Developments participating in the various programs administered by Florida Housing. The following instructions are to be used when completing the Program Report. *This form is to be completed by the owner or an authorized representative.*

Line-by-Line Instructions

Program Report Recap of Tenant Income Certification Information

The Program Report Recap of Tenant Income Certification Information (Recap) is a snapshot of a Development's unit utilization and contains information from the most recent Tenant Income Certification for each qualified household in residence as of the ending date of the reporting period.

Refer to the Reporting chapter of the Compliance Handbook for submission requirements.

Heading:

Development Name	Enter the name of the Development.
Total Units	Enter the total units in the Development including Exempt units and Model units.
County	Enter the name of the county in which the Development is located.
Reporting Period	
From	Enter the beginning date (month, day and year) of the period the Report covers.
Through	Enter the ending date (month, day and year) of the period the Report covers.
Key Number	Enter the identification number issued by Florida Housing that is unique to each Development. Does NOT vary according to FHFC program participation of Development.
Date Prepared	Enter the date the Report is prepared.
Prepared by	Enter the name of person who prepared the Report.
Preparer's E-mail Address	Enter the e-mail address of the person who prepared the Report
Preparer's Telephone	Enter the telephone number (including area code) and extension number if applicable, of the person who prepared the Report.

Body of the Program Report -- Recap of Tenant Income Certification (Recap) Worksheet

Col. 1	a	Local Building Designation or Federal BIN	<p>Developments that are not HC program participants: Enter the local building designation on each row, in local building designation sequence.</p> <p>The local building designation is the alpha/numeric designation made by the building owner. If the owner has made no designation enter the number from the street address of the building.</p> <p>HC program participants: Enter the HC Building Identification Number (BIN) on each row, in BIN sequence. If the BIN has not yet been issued by Florida Housing, enter the local building designation and arrange the report according to local building designation sequence. The local building designation shall be replaced by the BINs upon their issuance by Florida Housing and, if necessary, the Program Report sequence revised.</p> <p>Do not leave blank rows between buildings/BINs.</p> <p>Management units that are not located within one of the rental buildings shall appear on row 1 of the Recap form unless alternate placement is approved by Florida Housing or the Compliance Monitor.</p>
	b	Unit Identification	<p>Enter the address identification information for each unit, in alpha-numeric unit-number sequence within each building. This information can be simply the unit number or, when the unit number is not unique within the Development, the unit identification may be a combination of the local building designation and the unit number. Unit identification may also be a combination of the number from the street address and the unit number.</p> <p><i>Examples:</i> <i>ABC Villas, Bldg 1, 1199 Main Street, Unit 101</i></p> <p><i>101</i> - No other unit in development numbered 101 <i>1-101</i> - Uses local building designation <i>1199-101</i> - Uses number from the street address <i>(do not enter street name)</i></p>

Col. 2	Household Name or Unit Classification Code	
	Occupied Set-Aside Units	<p>Occupied units: Enter the last name of the head of household.</p> <p>The Household Name shall remain the same for the duration of the residency of the original head of household. If upon Annual Recertification the original head of household has departed, enter the last name of the remaining member who becomes head of household and this name shall remain the Household Name for the duration of the residency of the subsequent head of household.</p>
	Unoccupied Set-Aside Units	<p>Unoccupied units: Enter V.</p> <p>These are units that were most recently occupied by a certified (qualified) household for at least 31 days. The unit is counted as a vacant certified unit until such time as the unit is reoccupied. Upon reoccupancy the AMI percentage category and other qualification factors of the unit are redetermined based on the new household's Total Household Income from All Sources and other eligibility criteria required by the Florida Housing Regulatory Agreement.</p> <p>Units cannot be left permanently vacant and continue to satisfy the set-aside requirements. The owner representative shall be able to document attempts to rent the vacant units to income-eligible households.</p> <p>Unoccupied units that are not habitable have additional coding requirements. Refer to instructions for the Other column of the Program Report Recap of Tenant Income Certification Information.</p> <p>This code is not applicable to Developments that participate in only the HOME program with Florida Housing; refer to Other Vacant (OV) below.</p>
	Exempt Management	<p>Occupied units: Enter EM.</p> <p>Unoccupied units: Enter EMV. These are units that were most recently occupied by an exempted management household.</p> <p><i>NOTE: Developments having a certification requirement totaling less than 100 percent of the units in the Development shall place management unit(s) in the non-set aside portion of its units.</i></p>

	<p>Exempt Security</p>	<p>Occupied units:</p> <p>Unoccupied units:</p> <p><i>NOTE: Developments having a certification requirement totaling less than 100 percent of the units in the Development shall place security unit(s) in the non-set aside portion of its units.</i></p>	<p>Enter ES.</p> <p>Enter ESV. These are units that were most recently occupied by an exempted security household.</p>
	<p>Market Unit</p>	<p>Occupied Units:</p> <p>Unoccupied units:</p>	<p>Enter MR. The name of the non-certified household <i>IS NOT</i> listed.</p> <p>Enter MRV. These are units that were most recently occupied by a non-certified household.</p> <p>If the unit failed to meet Uniform Physical Condition Standards following move out, the unit is also coded as U0 in Column 11 Other.</p>
	<p>Model</p>	<p>Unoccupied units:</p>	<p>Enter M.</p>
		<p>(1)</p> <p>(2)</p> <p>(3)</p>	<p>Model units shall not be occupied and shall be available at all times for viewing by prospective residents.</p> <p>Developments having a set-aside requirement totaling less than 100 percent shall place the model units in the non-set aside portion of its units.</p> <p>Model units are not permitted in Housing Credit developments having a set-aside requirement totaling 100% of the units in the development.</p>
	<p>Never Rented</p>	<p>Unoccupied units:</p>	<p>Enter NR. These are units that have never been used or occupied by any household (certified or non-certified).</p>
	<p>Other Use</p>	<p>Unoccupied units:</p>	<p>Enter O. These are units approved by Florida Housing for other uses.</p>
	<p>Other Vacant</p>	<p>Unoccupied units:</p> <p><i>NOTE: These are unoccupied unit where the most recent household:</i></p> <p>(1) was properly certified but did not occupy the unit for at least 31 days, or</p> <p>(2) <i>was not properly certified.</i></p> <p><i>This designation includes:</i></p>	<p>Enter OV.</p>

		<p>(a) Units previously occupied by certified (qualified) households whose certification expired prior to move out and a required income Recertification was not completed prior to move out. These units are also coded as NC in Column 11 Other.</p> <p>(b) Units previously occupied by qualified (certified) households, however, unit failed to meet Uniform Physical Condition Standards following move out. These units are also coded as UO in Column 11 Other.</p> <p><i>If a Development participates only in the HOME Program unoccupied units that were most recently occupied by HOME-assisted households are coded as OV in this column and coded as HV in Column 11 Other.</i></p>
Col. 3	Move-In, Initial Cert, or Move-Out Date	<p>Enter this information for ALL units/households (certified or non-certified).</p> <p>Occupied units: Enter the date that the household first occupied the unit.</p> <p>If a qualified (certified) household first occupied the unit prior to the Development's participation in a Florida Housing program enter the effective date of the first Florida Housing certification executed by the household. Participants with USDA Rural Development (RD) funding or project-based HUD Section 8 assistance shall execute a Florida Housing Tenant Income Certification at initial certification; subsequent recertification may be according to the schedule established by RD or HUD.</p> <p>Unoccupied units: Enter the household move-out date.</p>
Col. 4	Next Recert Due Date	<p>Enter the full date (month/day/year) that the next Annual Recertification is due.</p> <p><i>Leave blank if future annual income determination is not required.</i></p>
<p>NOTE for Column 5 and Columns 7 through 13</p> <p><i>Developments that are required to perform an annual income determination of existing households shall update this data each year from the Annual Recertification Tenant Income Certification. Developments that are not required to annually determine income of existing households shall retain the information from the last certification.</i></p>		
Col. 5	Most Recent Income Certification	

	a	Effective Date	Enter the effective date (month/day/year) of the current Initial Certification or Annual Recertification Tenant Income Certification.
	b	Type (IC / AR)	Enter IC (Initial Certification) or AR (Annual Recertification) to indicate the Tenant Income Certification type.
	c	Attached (Y)	Enter a Y if a copy of the household's TIC is included with the Program Report submitted to the Compliance Monitor.
Col. 6	Are ALL Occupants Full-Time Students? Household student status shall be determined at least annually.		
	a	(Y or N)	Indicate the Full-Time Student status of the household. If ALL household members ARE full-time students, enter Y (yes). If ANY household member is not a full-time student, enter N (no).
	b	Explanation (# / NA)	If a household is comprised entirely of full-time students but qualifies for an exception, enter the applicable explanation code number: <ul style="list-style-type: none"> 1 TANF assistance 2 Job training program 3 Single parent / dependent child 4 Married / joint return 5 Former foster child in transition N/A Household is not a full-time student household. <i>NOTE: A student is a person carrying a subject load considered full-time by the educational institution being attended, or who will be a full-time student at an educational institution during five (5) months of the calendar year.</i>
Col. 7	Number of Household Members		
	a	Total	Enter the total number of household members that occupy the unit. Live-in attendants and foster children or adults are not counted as household members.
	b	With Income	Enter the number of household members that have income that is included in the Total Household Income from All Sources.
	c - f	By Age	Enter the number of household members in the column (c through f) that corresponds to the ages of the members. <i>Leave blank if there are no household members in a particular age group category.</i>

Col. 8	Total Household Income from All Sources	Enter the exact amount of the verified Anticipated Gross Annual Aggregate Household Income for the household.
Col. 9	Income Limit	Enter the maximum allowable income applicable to the program(s) and set-aside requirements of the Development and the number of persons in the household at the time the current Tenant Income Certification was executed. This figure IS NOT updated in midterm when HUD redetermines Income Limits. Refer to Appendix A for the Income Limit schedules. The schedules are also available from the Property Owners & Managers menu at the Florida Housing web site: www.floridahousing.org .
Col. 10	AMI Percentage Category of Certified Units (Occupied and Vacant)	Enter the AMI percentage category of the most restrictive income category for which the household qualifies according to the set-aside requirement applicable to the development in the Florida Housing Regulatory Agreement.

Col. 11	Other	If applicable, indicate all appropriate codes to further designate the unit:
	CAP	Household exceeds 140% cap at recertification.
	CH	HOME-Assisted household exceeds 80% cap at recertification.
	HV	An unoccupied unit that was most recently occupied by a household that met the applicable requirements for the HOME program. Units do not apply toward compliance with the Development's HOME-Assisted unit requirement.
	NB	Non-bond -- Unit in a multiple-program Development that does not qualify for the MMRB program.
	NC	Not Properly Certified -- Designates a unit for which the most recent Initial Certification or Annual Recertification has expired and the required Annual Recertification has not been executed.
	UO	An unoccupied unit that is not habitable and is unsuitable for occupancy.
	XR	Designates a unit which as a result of USDA RHS requirements pays rent in excess of the applicable Section 42 maximum. The excess rent shall be paid to USDA under Section 515 of the Housing Act of 1949 and shall not be retained by the development. By entering this code the owner indicates that the excess rent remittances are being made to USDA.

	<p>PPC (MMRB)</p>	<p><i>Complete only when shown in the Florida Housing Regulatory Agreement.</i></p> <p>PPC indicates a unit that fulfills a Public Purpose Criteria requirement found in the Development's Regulatory Agreement. Enter the appropriate code to further designate the PPC type satisfied by the unit. Leave blank if the Regulatory Agreement does not contain a PPC requirement.</p> <p># Bedrooms Certified (occupied or unoccupied) unit that satisfies the PPC requirement for setting aside units according to the number of bedrooms in the unit.</p> <p> /0</p> <p> /1</p> <p> /2</p> <p> /3</p> <p> /4</p> <p>Rsvd for #BRs Unoccupied unit being held in reserve to satisfy the PPC requirement for setting aside units according to the number of bedrooms in the unit.</p> <p> /0R</p> <p> /1R</p> <p> /2R</p> <p> /3R</p> <p> /4R</p> <p>Rental Assist. Certified (occupied or unoccupied) unit that satisfies the PPC requirement for setting aside units for households that are rental assistance recipients.</p> <p> /RA</p> <p>Rsvd for RA Unoccupied unit being held in reserve to satisfy the PPC requirement for setting aside units for households that are rental assistance recipients.</p> <p> /RAR</p> <p>Prior Substd. Certified (occupied or unoccupied) unit that satisfies the PPC requirement for setting aside units for households whose most recent prior housing was substandard.</p> <p> /S</p> <p>Rsvd for Substd. Unoccupied unit being held in reserve to satisfy the PPC requirement for setting aside units for households whose most recent prior housing was substandard.</p> <p> /SR</p>
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Col. 12	Demographic Category or Special Set-Aside	<p><i>Complete only when shown in the Regulatory Agreement.</i></p> <p>Select the demographic category or special set-aside category for which the household qualifies according to the set-aside requirement applicable to the development in the Florida Housing regulatory agreement. Leave blank if the Regulatory Agreement does not contain a demographic or special set-aside requirement or target.</p>	
Col. 13	a	HOME Rent Type	Select the appropriate designation to indicate the HOME rents the household is paying - Low, High, or FMR.
	b	Rent AMI Category	<p><i>HC, HUD Risk Sharing, RRLP, and SAIL Developments</i></p> <p>Enter the AMI percentage category of the rent category according to the HC, HUD Risk Sharing, RRLP, and/or SAIL program set-aside requirement applicable to the development.</p>
Col. 14	a	Number of Bedrooms in Unit	<p>Enter the number of full bedrooms in the unit. Enter 0 if the unit is an efficiency, studio, single room occupancy (SRO), or another unit type that does not contain a full bedroom.</p> <p>NOTE: Enter for all occupied and vacant units in the Development regardless of the status or unit classification type.</p>
<p>Columns 14b through 14d shall be updated with information from the most recent Tenant Income Certification if the household is subject to annual income determination; information for other households shall be updated on the anniversary of the move-in date.</p>			
	b	Household Paid Rent	<p><i>Certified (qualified) households only:</i></p> <p>Enter the dollar amount the household actually pays in rent. Include the amount of any non-optional fees paid by the household.</p> <p>This figure IS NOT updated to reflect midterm changes in unit rent or the utility allowance amount.</p> <p>If the household receives rental assistance enter only the portion the household actually pays. If the household received a utility reimbursement as a result of the rental assistance payment, enter the amount of the utility reimbursement as a negative amount.</p>
	c	Rental Assistance	Enter the dollar amount of rental assistance received by the household. Leave blank if no rental assistance is received.
	d	Tenant or Project Based Rental Assistance	If the household receives rental assistance, select Tenant or Project to indicate the assistance type being received. Leave blank if no rental assistance is received.
<p>Columns 15 through 17 shall be updated with information from the most recent Tenant Income Certification if the household is subject to annual income determination; information for other households shall be updated on the anniversary of the move-in date.</p>			

Col. 15	Utility Allowance (HC, HOME, HUD Risk Sharing)	Enter the amount of the applicable monthly utility allowance for each unit at the time the current Tenant Income Certification was executed. This figure IS NOT updated for midterm changes in the utility allowance amount.
Col. 16	Total Tenant Payment	Enter the sum of the Household Paid Rent (Col. 14b) and the Utility Allowance (Col. 15).
Col. 17	Rent Limit	Enter the maximum allowable rent applicable to the program(s) and set-aside requirements of the Development. This figure is not updated in midterm when HUD redetermines income limits and the revised rent limits are promulgated. Refer to Appendix B or Appendix C for the Rent Limit schedules. The schedules are also available from the Property Owners & Managers menu at the Florida Housing web site: www.floridahousing.org .

Florida Housing Finance Corporation Statistical Data Collection

The following columns apply to all qualified (certified) households, both at Initial Certification and at subsequent recertification. When a household is not subject to ongoing annual income determination, include rent concession information for the current lease term and retain characteristics data from the most recent certification.

Col. 18	Rent Concession	
	a	Total Amount Enter the total dollar value of the rent concession, if any, over the term of the current lease.
	b	Lease Term (in months) Enter the number of months in the current lease term. Enter a one (1) if the tenancy is month to month.
<p>Characteristic Information by Number of Persons in Household</p> <p>Information concerning the race or ethnicity of the residents is being gathered for statistical use only. No resident is required to give such information unless they desire to do so; refusal to give such information will not affect any rights they have as a resident.</p>		
Col. 19	a	Household Elected to Not Participate Enter X if the household elected not to provide information.
	b - w	By Race and by Hispanic Ethnicity Enter the total number of household members in each racial category. Within each racial category indicate the total number of Hispanic or Latino household members. <i>Leave blank if there are no household members in a particular group/category.</i>

The following columns apply to new qualified (certified) households at Initial Certification (only). Retain the information upon the anniversary income determination or Annual Recertification.

Col. 20	Enter information pertaining to the individual household member shown as head of household on the Tenant Income Certification.		
	Prior Housing Information		
	Monthly Pmt Amt		
	a	Rent	Enter the dollar amount of rent paid at the most recent prior residence.
	b	Mortgage	Enter the dollar amount of the mortgage payment at the most recent prior residence.
	c	ZIP Code	Enter ZIP code of the most recent prior residence
	Current Employment		
	d	Occupation	Select the current occupation from the drop-down list.
	e	ZIP Code	Enter the ZIP code of current employment location
	f	Primary Transportation Mode	Enter the primary mode of transportation, for example, vehicle, public transportation, or other.
Col. 21	a	Receives Medicare Benefits	Enter an X if any member receives Medicare benefits.
	b	Received Medicaid Benefits	Enter an X if any member receives Medicaid benefits.
	c	Is a Person With a Disability	Enter an X if any member is a person with a disability.

Program Report Summary Sheet

The Summary Sheets summarize the data entered on the Recap of Tenant Income Certification Information (Recap) form.

DATA INPUT NOTE: Most are formulated fields. Enter data only in columns with blue-shaded column headings. Columns with unshaded headings contain formulas that function once the blue-shaded columns are filled.

Heading:

a	Reporting Period	
	From	Enter the beginning date (month, day and year) of the period the Report covers.
	Through	Enter the ending date (month, day and year) of the period the Report covers.
b	Development Name	Enter the name of the Development.
c	Key Number	Enter the identification number assigned by Florida Housing that is unique to each Development. Does NOT vary according to FHFC program participation.
d	Total Units	Enter the total units in the Development including Exempt units and Model Units.
e	County	Enter the name of the county in which the Development is located.
f	Date Prepared	Enter the date the Report is prepared.
g	Prepared by	Enter the name of person who prepared the Report.
h.	Preparer's E-mail Address	Enter the e-mail address of the person who prepared the Report.
i	Preparer's Telephone	Enter the telephone number (including area code) of the person who prepared the Report.

Body of the Summary Worksheet

PART 1: CERTIFIED UNIT DETAIL		
A	AMI Percentage Category	<p>Enter the AMI percentage categories that are applicable to the Development according to the set-aside requirements applicable to the development in the Florida Housing Regulatory Agreement for the program with the most restrictive requirements. AMI percentage categories must be entered in the sequence of lowest percentage category to highest percentage category.</p> <p>Example: <u>HC Set-Aside Requirement</u> 10% of Units at 30% AMI 10% of Units at 50% AMI 80% of Units at 60% AMI</p> <p><u>SAIL Set-Aside Requirement</u> 20% of Units at 50% AMI 80% of Units at 60% AMI</p> <p>Enter according to the HC Set-Aside Requirement due to the 30% AMI requirement. The HC units qualified at 30% AMI meet the SAIL requirement at 50%.</p>
B	Occupied	<p>Enter the number of occupied set-aside units broken out by AMI percentage category.</p> <p><i>From Recap Column 10 [Certified Units by AMI Percentage Category].</i></p>
C	<p>Certified Vacant</p> <p><i>(Does not apply to HOME – refer to column 10 instructions for treatment of-HOME Vacant units)</i></p>	<p>Enter the number of certified vacant units broken down by previous-use AMI percentage and, when applicable, by demographic or special set aside type.</p> <p><i>Total of units denoted with V in Recap Column 2 [Household Name or Unit Classification Code] according to Column 10 [Certified Units by AMI Percentage Category].</i></p>
D	Total by AMI Category	Enter the total of certified units (occupied and vacant) for each AMI category.
	TOTAL OCCUPIED	Enter the sum of the occupied certified units from column B for all AMI categories.
	TOTAL CERTIFIED VACANT	Enter the sum of the unoccupied certified units from column C for all AMI categories.
	TOTAL CERTIFIED UNITS	Enter the sum of TOTAL OCCUPIED and TOTAL CERTIFIED UNITS to arrive at the total of the certified units from all AMI categories.

PART 2: NON-CERTIFIED UNIT DETAIL	
B	<p>NUMBER OF OCCUPIED UNITS Enter the number of occupied units broken out by occupancy type.</p>
	<p>Exempt Management (EM) Enter the total number of units that have been approved by Florida Housing for exemption from income certification requirements and that are occupied by a full-time employee of the Development.</p> <p><i>Total of units denoted with EM in Recap Column 2 [Household Name or Unit Classification Code].</i></p>
	<p>Exempt Security (ES) Enter the total number of units that have been approved by Florida Housing for exemption from income certification requirements and that are occupied by a Security Officer.</p> <p><i>Total of units denoted with ES in Recap Column 2 [Household Name or Unit Classification Code].</i></p>
	<p>Market Units (MR) Enter number of units occupied by non-certified households (including management units in developments with a set-aside requirement totaling less than 100 percent).</p> <p><i>Total of units denoted with MR in Recap Column 2 [Household Name or Unit Classification Code].</i></p>
	<p>Never Rented (NR) Does not apply to occupied units.</p>
	<p>Occupied: Noncertified (NC) Enter number of units occupied by households that were found not to be properly certified. Used at the direction of the Compliance Monitor.</p> <p><i>Total of units denoted with NC in Recap Column 11 [Other].</i></p>
	<p>Model Does not apply to occupied units</p>
	<p>Other Does not apply to occupied units</p>
C	<p>NUMBER OF VACANT UNITS</p>
	<p>Exempt Management (EMV) Enter the total number of vacant units previously approved by Florida Housing for exemption from income certification requirements and most recently occupied by a full-time employee of the development (EMV).</p>
	<p>Exempt Security (ESV) Enter the total number of vacant units previously approved by Florida Housing for exemption from income certification requirements and most recently occupied by a Security Officer (ESV).</p>

	Market Units (MRV)	Enter number of vacant units most recently occupied by non-certified households (those paying market rent as well as management units in developments with a set-aside requirement totaling less than 100 percent). Total of units denoted with MRV in Recap Column 2 [Household Name or Unit Classification Code].
	Never Rented (NR)	Enter the total number of units which have never been occupied (except models). Total of units denoted with NR in Recap Column 2 [Household Name or Unit Classification Code].
	Vacant: Other (OV)	Enter number of vacant units not otherwise classified. Total of units denoted with OV in Recap Column 2 [Household Name or Unit Classification Code].
	HOME Program Note:	For Developments that participate only in the HOME Program, count vacant units that were most recently occupied by HOME-assisted households (also refer to instructions for column 11).
	Model (M)	Enter the total number of model units. Total of units denoted with M in Recap Column 2 [Household Name or Unit Classification Code].
	Other Use (O)	Enter the total number of apartment units approved for other uses. Total of units denoted with O in Recap Column 2 [Household Name or Unit Classification Code].
D	Non-Certified Units Total	
	Exempt Management	Sum the occupied and vacant units.
	Exempt Security	Sum the occupied and vacant units.
	Market Units	Sum the occupied and vacant units.
	Never Rented	Does not apply.
	Occupied: Noncertified Vacant: Other	Does not apply.
	Model	Does not apply.
	Other	Does not apply.
	TOTAL OCCUPIED	Enter the sum of the occupied units from column B for all non-certified categories.
	TOTAL VACANT	Enter the sum of the unoccupied units from column C for all non-certified categories.
	TOTAL NON-CERTIFIED	Enter the sum of TOTAL OCCUPIED AND TOTAL VACANT UNITS to arrive at the total units for all non-certified categories.

PART 3: DEVELOPMENT TOTALS SUMMARY		
B	TOTAL OCCUPIED	Enter the sum of Certified Occupied and Non-Certified Occupied.
C	TOTAL VACANT	Enter the sum of Certified Vacant and Non-Certified Vacant.
D	TOTAL UNITS	Enter the sum of TOTAL OCCUPIED and TOTAL VACANT.
E	PERCENT OCCUPIED	Divide TOTAL OCCUPIED by TOTAL UNITS.

PART 4: SET-ASIDE PERCENTAGES BY PROGRAM	
Items F, G, H, I, and J	
<p>Developments participating in multiple programs will enter the percentage of units qualified in each applicable AMI category according to the requirements of the individual program. Units counted toward a more restrictive requirement for one program may count toward a less restrictive requirement for an additional program.</p>	
AMI Percentage Category	Enter (on a program-by-program basis) the Development's applicable AMI percentage categories.
Actual Set-Aside Units/ Actual HOME-Assisted Units	Enter (on a program-by-program basis) the number of units actually set aside in each applicable AMI percentage category.
Set-Aside Percent Required	Enter (on a program-by-program basis) the percentage of units required to be set aside in each applicable AMI percentage category.
Actual Set-Aside Percentage	Enter (on a program-by-program basis) the percentage of units actually set aside in each AMI percentage category.
TOTAL	Enter (on a program-by-program basis) the sum of the Actual Set-Aside Percentage.

Program Report Summary Sheet (continuation)		
PART 5: HOUSING CREDIT SET-ASIDE PERCENTAGES		
By Building Identification Number (BIN)		
A	Building Identification Number (BIN)	Enter, <i>in BIN sequence</i> , the Federal BINs issued to the development. Only buildings that have set-aside requirements shall be included.
B	Set-Aside Percentage Required	Enter the percentage requirement for certified Lower-Income households for each BIN.
C	Actual Set-Aside Percentage	Enter the percentage of certified Lower-Income households attained for each BIN.

PART 6: PUBLIC PURPOSE CRITERIA (PPC) MMRB Only		
A	Number of Units Certified	Enter, on a PPC-by-PPC basis, the number of lower-income certified units (both occupied unoccupied) satisfying the applicable PPC. Total of units denoted with applicable PPC designation in Recap Column 11 [Other].
B	Number of Units Reserved	Enter, on a PPC-by-PPC basis, the number of lower-income certified vacant units being held to satisfy the applicable PPC. Total of units denoted with applicable PPC Reserved designation in Recap Column 11 [Other]
C	TOTAL	Enter the sum of the certified and reserved units for each applicable PPC category.

PART 7: HOME PROGRAM RENTS		
Number of Units by HOME Rent Type Category		
A	Occupied	Enter, on a HOME Rent Type Category basis, the number of occupied units that meet the applicable requirements. Totals from Recap Column 13a [HOME Rent Type].
B	Vacant (HV)	Enter, on a HOME-Rent Type basis, the number of vacant units that previously met the applicable requirements. Total of units denoted with HV in Recap Column 10 [Other] according to applicable designation from Recap Column 13a [HOME Rent Type]. <i>NOTE: If a Development participates only in the HOME Program these units shall also be denoted as Other Vacant (OV) in Recap Column 2 [Household Last Name or Unit Classification Code].</i>
C	TOTAL	Enter the sum of the occupied and vacant HOME-assisted units for each applicable HOME Rent category.

PART 8: DEMOGRAPHIC CATEGORY OR SPECIAL SET ASIDE GROUP		
A	Set-Aside Requirement Type	Enter the Development's applicable Demographic Category or Special Set Aside Requirement types.
B	Set-Aside Percentage Required	Enter the Development's required set-aside percentages for each applicable Demographic Category or Special Set Aside Requirement type.
	TOTAL Set-Aside Percentage Required ⁰	Enter the total percentage of units required to be set aside <i>on a category or requirement type basis</i> , i.e., Elderly – 80%, No Designated Target – 20%, etc.
C	Number of Units	<p>Enter the total of certified units (occupied and vacant) <i>on a requirement type basis</i>, i.e., Elderly - 30 units, No Designated Target - 10 units, etc.</p> <p>Developments participating in multiple programs and having differing Demographic Categories or Special Set-Aside Requirements from program to program shall enter the figures for each program separately and identify to which program each figure applies.</p> <p><i>Do not include HV units in HOME figures.</i></p> <p><i>Totals from Recap Column 10 [Certified Units by AMI Percentage Category] according to applicable designation type denoted in Recap Column 12 [Demographic Category or Special Set Aside].</i></p>
	TOTAL Number of Units	Enter the sum of the certified units by Demographic Category or Special Set-Aside Requirement type.
D	Actual Set-Aside Percentage	Enter the total percentage of units (occupied and vacant) certified <i>on a category or requirement type basis</i> , i.e., Elderly – 80%, No Designated Target – 20%, etc.
	TOTAL Actual Set-Aside Percentage	Enter the sum of the certified units by Demographic Category or Special Set-Aside Requirement type.

PART 9: HOUSEHOLD CHARACTERISTICS INFORMATION		
A	AVERAGE HOUSEHOLD INCOME	Divide the Total Household Income by the Total Number of Persons with Income and enter the amount on the applicable line.
B	AVERAGE TENANT-PAID RENT	For each unit type, divide the Total Household Paid Rent by the Total Number of (occupied) units of each unit type and enter the amount on the applicable line.
C	HOUSEHOLD CHARACTERISTICS INFORMATION (racial category)	Enter the number of households that elected to not participate.
		Enter the total number of household members in each racial category.
		Enter the total number of Hispanic or Latino household members.
D	HOUSEHOLD CHARACTERISTICS INFORMATION (age group)	Enter the total number of household members in each age group.

PART 10: OCCUPANCY AND VACANCY INFORMATION BY UNIT TYPE		
A	Certified Occupied by Number of Bedrooms and by AMI Percentage Category	Enter the AMI percentage categories that are applicable to the Development for the program with the most restrictive requirements. Enter (on a unit type basis) the number of certified occupied units by AMI percentage category.
B	Certified Vacant by Number of Bedrooms and by AMI Percentage Category	Enter the AMI percentage categories that are applicable to the Development for the program with the most restrictive requirements. Enter (on a unit type basis) the number of certified vacant units by AMI percentage category.
C	Occupied and Vacant Market Rent Units by Number of Bedrooms	Enter (on a unit type basis) the number of occupied market rent (MR) units and enter the number of vacant market rent (MRV) units.

CERTIFICATE CONCERNING COMMENCEMENT AND TERMINATION OF
QUALIFIED PROJECT PERIOD

THIS CERTIFICATE is being executed pursuant to the provisions of the Land Use Restriction Agreement, dated _____, _____, and recorded in the Public Records of _____ County, Florida (the "County"), in Official Records Book _____, Page _____ (the "Agreement"), among Florida Housing Finance Corporation ("Florida Housing"), _____ (the "Trustee") and _____ (the "Developer") in connection with the financing by Florida Housing of _____ Apartments (the "Development") in the County located on real property described on Exhibit "A" hereto, through the issuance of Florida Housing's \$ _____ [amount of bonds] _____ [name of bonds, series and development designation] (the "Bonds").

The period for which the restrictions set forth in the Agreement are applicable to the Development is referred to as the "Qualified Project Period" and is defined in the Agreement as follows:

"Qualified Project Period" shall mean that period, beginning on NEW CONSTRUCTION the first day on which at least ten percent (10%) of the residential units in the Development are first occupied, REHABILITATION the earlier of the date of acquisition of the Development or the date the Bonds are issued, STANDARD and ending on the latest of (i) the date which is fifteen (15) years after the date on which at least fifty percent (50%) of the residential units in the Development are first occupied; or (ii) the first day on which no tax-exempt private activity bond (including but not limited to the Bonds) issued with respect to the Development is outstanding; or (iii) the date on which any assistance provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended, terminates; provided, however, that the Qualified Project Period shall earlier terminate on the day on which an opinion of Bond Counsel is delivered to the Trustee to the effect that the termination of the restrictions set forth in this Agreement on such date shall not adversely affect the exclusion of interest paid on the Bonds from gross income of Bondholders for federal income tax purposes.

To evidence the Qualified Project Period with respect to the Development, the Developer certifies to the following:

1. The Bonds were issued on _____ [date of delivery of Bonds against payment therefor].
2. The date of acquisition of the Development was _____.
3. The maturity date of the Bonds with the longest maturity is _____.
4. The first day on which at least ten percent (10%) of the units in the Development were first occupied was _____.
5. The date on which at least fifty percent (50%) of the units in the Development were first occupied was _____.
6. The date of initial occupancy of any unit in the Development was _____.
7. [No assistance was provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended.] or [Assistance provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended, terminates on _____.]

- 8. Notwithstanding the Code requirements, the Qualified Project Period:
 - ___ shall be extended to a date which is ___ years from the date of issuance of the bonds; or
 - ___ is extended a minimum of ___ years beyond the period provided by the Code; or
 - ___ is not extended.

Prior to the recording of this Certificate in the land records of the County, the Developer has supplied Florida Housing with documentation to establish the facts relating to the Development set forth in this Certificate, which documentation has been found satisfactory to all parties. Nothing in this Certificate is intended to modify the requirement that all units in the Development be rented as residential rental property for the term during which any of the Bonds are outstanding or any provision of the Agreement.

IN WITNESS WHEREOF the Developer has caused this Certificate to be executed by its duly authorized representative, and Florida Housing has caused this Certificate to be accepted by its duly authorized representative as of this ___ day of _____, _____.

WITNESS: _____ [Owner]
 _____ by _____
 _____ Title

STATE OF _____)
 COUNTY OF _____)

The foregoing Certificate was executed and acknowledged before me this _____ day of _____, 20 _____ by _____, as _____ of a _____ corporation that is [sole] [one of _____] general partner[s] of _____, a _____ partnership, on behalf of said corporation and partnership. Such person is personally known to me or has presented _____ as identification.

[NOTARIAL SEAL] _____
 Notary Public
 My Commission Expires: _____

WITNESS: _____ Acceptance by Florida Housing:
 _____ by _____
 _____ Executive Director

STATE OF FLORIDA
 COUNTY OF LEON

The foregoing Certificate was executed and acknowledged before me this _____ day of _____, 20 _____, by _____, as _____ of FLORIDA HOUSING FINANCE CORPORATION, a public corporation, on behalf of said Corporation. Such person is personally known to me or has presented _____ as identification.

[NOTARIAL SEAL] _____
 Notary Public
 My Commission Expires: _____

CERTIFICATE CONCERNING COMMENCEMENT AND TERMINATION OF
QUALIFIED PROJECT PERIOD

This certificate is executed pursuant to the provisions of the Land Use Restriction Agreement (Regulatory Agreement), dated _____ [recorded in _____ County OR Book __, Page ____] (the "Agreement") among the Florida Housing Finance Corporation (Florida Housing), _____ (the "Trustee") and _____ (the "Developer") in connection with the financing by Florida Housing of _____ Apartments (the "Development") in _____ County, Florida (the "County") [if recording information is not available, delete reference to OR Book and Page above and insert: located on real property described on Exhibit A hereto], through the issuance of Florida Housing's \$ _____ [amount of bonds] _____ [name of bonds, series and development designation] (the "Bonds").

The period for which the restrictions set forth in the Agreement are applicable to the Development is referred to as the "Qualified Project Period" and is defined in the Agreement as follows:

"Qualified Project period" – That period, beginning on the later of the first day on which at least 10% of the dwelling units in the Development are first occupied or the date the Bonds are issued, and ending on the later of (a) the date which is ten years after the date on which at least 50% of the units in the Development are first occupied, (b) the date which is a "qualified number of days" after the date of initial occupancy of any unit in the Development (for this purpose a "qualified number of days" means 50% of the total number of days from the date of issuance of the Bonds until the maturity date of the Bonds with the longest maturity, including refunding obligations), or (c) the date on which any assistance provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended, terminates.

To evidence the Qualified Project Period with respect to the Development, the Developer certifies to the following:

- a) The first day on which at least 10% of the units in the Development were first occupied was _____ .
- b) The Bonds were issued on _____ [date of delivery of Bonds against payment therefor].
- c) The maturity date of the Bonds with the longest maturity is _____.
- d) The date on which at least 50% of the units in the Development were first occupied was _____ .
- e) The date of initial occupancy of any unit in the Development was _____ .
- f) [No assistance was provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended.] or [Assistance provided with respect to the Development under Section 8 of the United States Housing Act of 1937, as amended, terminates on _____.]

Prior to the recording of this certificate in the land records of the County, the Developer has supplied Florida Housing with documentation to establish the facts relating to the Development set forth in this certificate, which documentation has been found satisfactory to all parties. Nothing in this certificate is intended to modify the requirement that all units in the Development be rented as residential rental property for the term during which any of the Bonds are outstanding.

IN WITNESS WHEREOF the Developer has caused this certificate to be executed by its duly authorized representative, and Florida Housing has caused this certificate to be accepted by its duly authorized representative as of this _____ day of _____, 20 ____ .

WITNESS: [Owner]
_____ by _____
_____ Title

STATE OF _____)
COUNTY OF _____)

The foregoing Certificate was executed and acknowledged before me this _____ day of _____, 20 ____ by _____, as _____ of a _____ corporation that is [sole] [one of _____] general partner[s] of _____, a _____ partnership, on behalf of said corporation and partnership. Such person is personally known to me or has presented _____ as identification.

[NOTARIAL SEAL]

Notary Public
My Commission Expires:

WITNESS: Acceptance by Florida Housing:
_____ by _____
_____ Executive Director

STATE OF FLORIDA
COUNTY OF LEON

The foregoing Certificate was executed and acknowledged before me this ____ day of _____, 20 _____, by _____, as _____ of FLORIDA HOUSING FINANCE CORPORATION, a public corporation, on behalf of said Corporation. Such person is personally known to me or has presented _____ as identification.

[NOTARIAL SEAL]

Notary Public
My Commission Expires:

HOUSING CREDIT PROGRAM NEXT AVAILABLE UNIT DOCUMENTATION

Development Name _____

Housing Credit Program Number _____

Building Identification Number (BIN): _____

A	B	C	D	E	F		G		H	I	J		K	L	M		N	
					LOWER INCOME		MOVE				IS UNIT TO BE A CERTIFIED VACANT UNIT?				RECERT. INCOME EXCEEDS 140%	NEXT LOWER-INCOME UNIT RENTED		
					Yes	No	O U T	I N			Yes	No			Effective Date	Bldg. Address/ Unit Number		Household Last Name, First Name
1																		
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
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19																		
20																		

* List all new move-ins and move-outs in the order in which they occur (Date/Time sequence). Insert dates recertifications are executed.

* List all new move-ins and move-outs in the order in which they occur (Date/Time sequence). Insert dates recertifications are executed.

A record of Next Available Unit (NAU) Documentation must be maintained on an ongoing basis for all move-ins and move-outs and for households exceeding 140 percent of the applicable income limit at recertification. The Next Available Unit Documentation records should be kept on a building-by-building basis, with a separate report utilized for each individual Building Identification Number (BIN), in order to document that the next available unit in the building, of comparable or smaller size, was rented to a qualified lower-income household in the following situations:

Recertification: If at any recertification a lower-income household's income increases to a level greater than 140 percent of the applicable AMI, the household may continue to be counted towards satisfaction of the lower-income requirements as long as the unit continues to be rent-restricted and the next unit in the building of comparable or smaller size is rented to a qualified lower-income household.

Vacancy: Vacant units most recently occupied for at least 31 days by a household certified as lower income may continue to count toward the federal lower-income requirement as long as the next unit in the development of comparable or smaller size is rented to a qualified lower-income household.

- A. **MOVE-IN/MOVE-OUT/RECERT. EXECUTED DATE (MM/DD/YYYY)** Enter the full date of the activity in the order in which it occurs (date/time sequence).
- **MOVE IN** Enter the date the household takes occupancy.
 - **MOVE OUT** Enter the date the household vacates the unit.
 - **RECERTIFICATION** If at any recertification a household's income exceeds 140% of the applicable AMI, enter the date the recertification is *executed*.
- B. **BUILDING ADDRESS / UNIT NUMBER** Enter the unit address identification used on the Recap of Household Income Certification Information report. Do not include BIN.
- UNIT SIZE**
- C. • **NUMBER OF BEDROOMS** Enter the number of bedrooms contained in the unit, i.e. 0 (Efficiency/Studio), 1, 2, etc.
- D. • **SQUARE FEET** Enter the total square footage of the unit.
- E. **HOUSEHOLD LAST NAME, FIRST NAME** Enter the household last name as it appears on the Recap; it is suggested to also include first name on the NAU documentation report.
- LOWER INCOME**
- F. • **YES** Check off if the unit is to be considered a qualified lower-income set-aside unit.
- G. • **NO** Check off if unit is not to be counted as lower income.

MOVE

H. • **OUT** Check off if unit is vacant.

I. • **IN** Check off if unit is occupied.

**IS UNIT TO BE A
CERTIFIED VACANT UNIT?**

J. • **YES** Check off if unit is to be counted as a certified vacant.

K. • **NO** Check off if unit is not to be counted as a certified vacant unit.

**L. RECERT INCOME
EXCEEDS 140%**

• **EFFECTIVE DATE** Enter the *effective date* of the Recertification Tenant Income Certification on which the household's income exceeds 140% of the applicable AMI.

**NEXT LOWER INCOME
UNIT RENTED**

Complete this section only when a unit is a certified vacant or when executing a recertification on which household income exceeds 140%.

Enter information that pertains to the NAU of comparable or smaller size which was rented and enables the vacated unit or over-income household to remain qualified.

M. • **BULDING ADDRESS /
UNIT NUMBER** Enter the unit address identification used on the Recap of Household Income Certification Information report. Do not include BIN.

N. • **HOUSEHOLD
LAST NAME,
FIRST NAME** Enter the household last name as it appears on the Recap; it is suggested to also include first name on the NAU documentation report.

ANNUAL OWNER'S CERTIFICATE (AOC) OF HOUSING CREDIT PROGRAM COMPLIANCE

To: Florida Housing Finance Corporation
 Attention: Compliance Department
 227 North Bronough Street, Suite 5000
 Tallahassee, FL 32301-1329
Compliance.Reporting@floridahousing.org

Certification Dates:	From:	Through:	
Property Name:			Project No:
Property Address:	City:		ZIP:
TAX ID # of Ownership Entity:			

- No buildings have been Placed in Service
 At least one building has been placed in Service but owner elects to begin credit period in the following year.

If either of the above applies, please check the appropriate box, and proceed to page 2 to sign and date this form.

The undersigned _____ on behalf of

(the "Owner"), hereby certifies that:

- The project meets the minimum requirements of: (check one)
 - 20 - 50 test under Section 42(g)(1)(A) of the Code
 - 40 - 60 test under Section 42(g)(1)(B) of the Code
 - 15 - 40 test for "deep rent-skewed" projects under Section 42(g)(4) and 142(d)(4)(B) of the Code
- There has been **no change in the applicable fraction** (as defined in Section 42(c)(1)(B) of the Code) for any building in the project:
 - NO CHANGE** **CHANGE**

If "**Change**", list on page 3 the applicable fraction to be reported to the IRS for each building in the project for the certification year.
- The owner has received a Tenant Income Certification from each low-income resident and documentation to support the certification at their initial occupancy; and has received an annual Tenant Income Certification from each low-income resident and documentation to support the certification, or the owner has a recertification waiver letter from the IRS in good standing, or the exception to annual current income determination requirement, of Subparagraph (A) of IRC section 142(d)(3), applies.
 - YES** **NO**
- Each low-income unit in the project has been rent-restricted under Section 42(g)(2) of the Code:
 - YES** **NO**
- All low-income units in the project are and have been for use by the general public (as defined in 26 CFR 1.42-9) and are used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) of the Code):
 - YES** **NO** **HOMELESS**
- No finding of discrimination under the Fair Housing Act, 42 U.S.C 3601-3619, has occurred for this project. A finding of discrimination includes an adverse final decision by the Secretary of Housing and Urban Development (HUD), 24 CFR 180.680, an adverse final decision by a substantially equivalent state or local fair housing agency, 42 U.S.C 3616a(a)(1), or an adverse judgment from a federal court:
 - NO FINDING** **FINDING**
- Each building in the project is and has been suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards), and the state or local government unit responsible for making building code inspections did not issue a report of a violation for any building or low income unit in the project:
 - YES** **NO**

If "**No**", state nature of violation on page 3 and attach a copy of the violation report as required by 26 CFR 1.42-5 and any documentation of correction.

8. There has been no change in the eligible basis (as defined in Section 42(d) of the Code) of any building in the project since last certification submission:

NO CHANGE **CHANGE**

If "**Change**", state nature of change (e.g., a common area has become commercial space, a fee is now charged for a tenant facility formerly provided without charge, or the project owner has received federal subsidies with respect to the project which had not been disclosed to the allocating authority in writing) on page 3:

9. All tenant facilities included in the eligible basis under Section 42(d) of the Code of any building in the project, such as swimming pools, other recreational facilities, parking areas, washer/dryer hookups, and appliances were provided on a comparable basis without charge to all tenants in the buildings:

YES **NO**

10. If a low-income unit in the project has been vacant during the year, reasonable attempts were or are being made to rent that unit or the next available unit of comparable or smaller size to tenants having a qualifying income before any units were or will be rented to tenants not having a qualifying income:

YES **NO**

11. If the income of tenants of a low-income unit in any building increased above the limit allowed in Section 42(g)(2)(D)(ii) of the Code, the next available unit of comparable or smaller size in that building was or will be rented to residents having a qualifying income:

YES **NO**

12. An extended low-income housing commitment as described in section 42(h)(6) was in effect. Owner has not refused to lease a unit to an applicant based solely on their status as a holder of a voucher under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437f; and the project otherwise meets the provisions, including any special provisions, as outlined in the extended low-income housing commitment:

YES **NO** **N/A**

13. The owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5) of the code and its non-profit entity materially participated in the operation of the development within the meaning of Section 469(h) of the Code.

YES **NO** **N/A**

14. There has been no change in the ownership or management of the project:

NO CHANGE **CHANGE**

If "**Change**", complete page 3 detailing the changes in ownership or management of the project.

Note: Failure to complete this form in its entirety will result in noncompliance with program requirements. In addition, any individual other than an owner or general partner of the project with legal signatory authority is not permitted to sign this form.

The project is otherwise in compliance with the Code, including any Treasury Regulations, the applicable State Allocation Plan, and all other applicable laws, rules and regulations. This Certification and any attachments are made UNDER PENALTY OF PERJURY.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

(Ownership Entity)

Sworn Declaration of Estrangement
Addendum to Application

Household Name _____ Unit # _____
Development _____
Name _____ City _____

I hereby certify that:

- 1. I am separated and estranged from my spouse.

Full Name of Spouse: _____

I further certify that I do not intend to reconcile with my spouse.

- 2. If reconciliation occurs, my spouse will not be permitted to reside with me in the above-referenced development unless at least twelve months have elapsed since the beginning of the initial lease term.
- 3. If reconciliation occurs prior to expiration of the twelve-month timeframe cited above, and my spouse wishes to reside with me in the above-referenced development, our entire household must re-qualify as a new household.

Under penalty of perjury, I certify that the information presented in this declaration is true and accurate to the best of my knowledge. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Signature of Applicant/Tenant Printed Name of Applicant/Tenant Date