

Appendix B1 - Rent Schedule by Number of Bedrooms in Unit

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

1990 and Later
 By Number of Bedrooms

**Florida Housing Finance Corporation
 2004 Maximum Rents by Number of Bedrooms in Unit**

NOTE: This schedule is to be used by developments participating in the following programs: Housing Credit (HC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD Multifamily Risk Sharing. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Daytona Beach MSA (Flagler/Volusia)	30%	255	273	327	379	422
	33%	280	300	360	417	465
	35%	297	318	382	442	493
	40%	340	364	437	505	564
	45%	382	410	491	568	634
	50%	425	455	546	631	705
	60%	510	546	655	758	846
	80%	680	728	875	1,011	1,127
	120%	1,020	1,093	1,311	1,516	1,692
Fort Lauderdale PMSA (Broward)	25%	263	282	338	391	436
	30%	316	338	406	469	523
	35%	368	395	474	547	610
	40%	421	451	542	626	698
	45%	473	507	609	704	785
	50%	526	564	677	782	872
	60%	631	677	813	939	1,047
	80%	842	903	1,083	1,251	1,396
	120%	1,263	1,354	1,626	1,878	2,094
Fort Myers-Cape Coral MSA (Lee)	30%	283	304	365	422	471
	35%	331	355	426	492	549
	40%	379	406	487	562	628
	45%	426	456	547	632	706
	50%	473	507	608	703	785
	60%	568	609	730	843	942
	80%	757	811	973	1,125	1,255
	120%	1,137	1,218	1,461	1,687	1,884
Fort Pierce-Port Lucie MSA (Martin/Saint Lucie)	28%	256	275	330	381	425
	30%	275	295	353	408	456
	35%	321	343	413	476	532
	40%	367	393	472	545	608
	45%	412	442	531	613	684
	50%	458	491	590	681	760
	60%	550	589	708	817	912
	80%	733	786	943	1,089	1,216
	120%	1,101	1,179	1,416	1,635	1,824
Fort Walton Beach MSA (Okaloosa)	30%	287	308	368	426	476
	35%	335	359	430	497	555
	40%	383	410	492	569	635
	45%	430	461	553	640	714
	50%	478	513	615	711	793
	60%	574	615	738	853	952
	80%	766	820	985	1,137	1,268
	120%	1,149	1,231	1,476	1,707	1,905

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1990 and Later
By Number of Bedrooms

Florida Housing Finance Corporation
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NOTE: This schedule is to be used by developments participating in the following programs: Housing Credit (HC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD Multifamily Risk Sharing. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Gainesville MSA (Alachua)	30%	273	293	352	406	453
	33%	301	322	387	447	499
	35%	319	342	411	475	530
	40%	365	391	470	543	606
	45%	410	440	528	610	681
	50%	456	489	587	678	757
	60%	547	587	705	814	909
	80%	731	783	940	1,085	1,211
	120%	1,095	1,174	1,410	1,629	1,818
Jacksonville MSA (Clay/Duval/ Nassau/Saint Johns)	28%	277	297	356	411	459
	30%	297	318	382	441	492
	35%	346	371	445	514	574
	40%	396	424	509	588	657
	45%	445	477	572	662	739
	50%	495	530	636	735	821
	60%	594	636	763	882	985
	80%	792	848	1,018	1,177	1,312
	120%	1,188	1,273	1,527	1,765	1,971
Lakeland-Winter Haven MSA (Polk)	30%	246	264	317	366	408
	33%	271	290	348	403	449
	35%	287	308	370	427	476
	40%	329	352	423	489	545
	45%	370	396	475	550	613
	50%	411	440	528	611	681
	60%	493	528	634	733	817
	80%	657	705	846	977	1,090
	120%	987	1,057	1,269	1,467	1,635
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	268	287	344	398	444
	30%	287	308	368	426	476
	35%	335	359	430	497	555
	40%	383	410	492	569	635
	45%	430	461	553	640	714
	50%	478	513	615	711	793
	60%	574	615	738	853	952
	80%	766	820	985	1,137	1,268
	120%	1,149	1,231	1,476	1,707	1,905
Miami PMSA (Dade)	30%	276	296	356	410	458
	33%	304	326	391	452	504
	35%	322	346	414	479	534
	40%	369	395	474	548	611
	45%	415	444	533	616	687
	50%	461	494	592	685	763
	60%	553	593	711	822	916
	80%	737	790	948	1,096	1,222
	120%	1,107	1,186	1,422	1,644	1,833

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1990 and Later
By Number of Bedrooms

Florida Housing Finance Corporation
2004 Maximum Rents by Number of Bedrooms in Unit

NOTE: This schedule is to be used by developments participating in the following programs: Housing Credit (HC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD Multifamily Risk Sharing. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Naples MSA (Collier)	25%	305	327	392	453	506
	30%	366	392	471	544	607
	35%	427	458	549	635	708
	40%	489	523	628	726	810
	45%	550	588	706	816	911
	50%	611	654	785	907	1,012
	60%	733	785	942	1,089	1,215
	80%	977	1,046	1,256	1,451	1,618
	120%	1,467	1,570	1,884	2,178	2,430
Ocala MSA (Marion)	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
Orlando MSA (Lake/Orange/ Osceola/Seminole)	28%	268	287	344	398	444
	30%	287	308	368	426	476
	35%	335	359	430	497	555
	40%	383	410	492	569	635
	45%	430	461	553	640	714
	50%	478	513	615	711	793
	60%	574	615	738	853	952
	80%	766	820	985	1,137	1,268
	120%	1,149	1,231	1,476	1,707	1,905
Panama City MSA (Bay)	30%	258	276	332	383	427
	33%	283	304	365	421	471
	35%	301	322	387	447	499
	40%	344	369	443	511	571
	45%	387	415	498	575	642
	50%	430	461	553	639	713
	60%	516	553	664	767	856
	80%	688	738	885	1,023	1,141
	120%	1,032	1,107	1,329	1,534	1,713
Pensacola MSA (Escambia/Santa Rosa)	30%	266	285	342	395	441
	33%	292	313	376	435	485
	35%	310	332	399	461	514
	40%	355	380	456	527	588
	45%	399	428	513	593	661
	50%	443	475	570	659	735
	60%	532	570	684	791	882
	80%	710	760	912	1,054	1,176
	120%	1,065	1,141	1,368	1,582	1,764

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Punta Gorda MSA (Charlotte)	30%	255	273	327	379	422
	33%	280	300	360	417	465
	35%	297	318	382	442	493
	40%	340	364	437	505	564
	45%	382	410	491	568	634
	50%	425	455	546	631	705
	60%	510	546	655	758	846
	120%	1,020	1,093	1,311	1,516	1,692
Sarasota-Bradenton MSA (Manatee/Sarasota)	30%	285	305	366	423	472
	35%	332	356	427	493	551
	40%	380	407	489	564	630
	45%	427	457	550	635	708
	50%	475	508	611	705	787
	60%	570	610	733	846	945
	80%	760	814	977	1,129	1,260
	120%	1,140	1,221	1,467	1,693	1,890
Tallahassee MSA (Gadsden/Leon)	28%	280	300	360	416	464
	30%	300	321	386	446	497
	35%	350	375	450	520	581
	40%	400	429	515	595	664
	45%	450	482	579	669	747
	50%	500	536	643	743	830
	60%	600	643	772	892	996
	120%	1,200	1,287	1,545	1,785	1,992
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	20%	179	192	230	266	297
	30%	268	288	345	399	445
	35%	313	336	403	465	519
	40%	358	384	461	532	594
	45%	402	432	518	599	668
	50%	447	480	576	665	742
	60%	537	576	691	798	891
	120%	1,074	1,152	1,383	1,597	1,782
West Palm Beach- Boca Raton MSA (Palm Beach)	25%	275	294	353	408	455
	30%	330	353	423	490	546
	35%	385	412	494	571	637
	40%	440	471	565	653	728
	45%	495	529	635	734	819
	50%	550	588	706	816	910
	60%	660	706	847	979	1,092
	120%	1,320	1,413	1,695	1,959	2,184

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Baker County	30%	270	289	347	400	447
	35%	315	337	405	467	521
	40%	360	385	463	534	596
	45%	405	433	520	601	670
	50%	450	481	578	668	745
	60%	540	578	694	801	894
	80%	720	771	925	1,068	1,192
120%	1,080	1,156	1,389	1,603	1,788	
Bradford County	30%	248	266	318	369	411
	33%	273	292	351	405	452
	35%	289	310	372	430	480
	40%	331	354	426	492	549
	45%	372	398	479	553	617
	50%	413	443	532	615	686
	60%	496	531	639	738	823
	80%	662	709	851	983	1,097
120%	993	1,063	1,278	1,476	1,647	
Calhoun County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
Citrus County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
Columbia County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
DeSoto County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
Dixie County	120%	906	972	1,167	1,348	1,503
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
Franklin County	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
Gilchrist County	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
Glades County	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Gulf County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
Hamilton County	120%	906	972	1,167	1,348	1,503
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
Hardee County	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
	30%	227	243	292	338	376
	35%	265	283	341	394	439
	40%	303	324	390	450	502
	45%	340	365	438	506	564
	50%	378	405	487	563	627
Hendry County	60%	454	486	585	675	753
	80%	606	649	780	900	1,005
	120%	909	973	1,170	1,351	1,506
	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
Highlands County	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
	30%	242	259	311	360	401
	35%	282	302	363	419	468
	40%	323	346	415	479	535
Highlands County	45%	363	389	466	539	601
	50%	403	432	518	599	668
	60%	484	519	622	719	802
	80%	645	691	830	959	1,070
	120%	969	1,038	1,245	1,438	1,605

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Holmes County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Indian River County	28%	256	275	330	381	425
	30%	275	295	353	408	456
	35%	321	343	413	476	532
	40%	367	393	472	545	608
	45%	412	442	531	613	684
	50%	458	491	590	681	760
	60%	550	589	708	817	912
	80%	733	786	943	1,089	1,216
120%	1,101	1,179	1,416	1,635	1,824	
Jackson County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503
Jefferson County	30%	241	258	310	357	398
	35%	280	301	361	417	465
	40%	321	344	413	477	532
	45%	361	387	464	537	598
	50%	401	430	516	596	665
	60%	481	516	619	716	798
	80%	642	688	826	954	1,065
	120%	963	1,032	1,239	1,432	1,596
Lafayette County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
	120%	906	972	1,167	1,348	1,503

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Levy County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Liberty County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Madison County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Monroe County	28%	280	300	360	416	464
	30%	300	321	386	446	497
	35%	350	375	450	520	581
	40%	400	429	515	595	664
	45%	450	482	579	669	747
	50%	500	536	643	743	830
	60%	600	643	772	892	996
80%	801	858	1,030	1,189	1,327	
120%	1,200	1,287	1,545	1,785	1,992	
Okeechobee County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	

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City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Putnam County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Sumter County	30%	230	246	296	341	381
	35%	268	287	344	398	444
	40%	307	328	394	455	508
	45%	345	369	443	512	571
	50%	383	410	492	569	635
	60%	460	492	591	683	762
	80%	613	657	788	911	1,016
120%	921	985	1,182	1,366	1,524	
Suwannee County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Taylor County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	
Union County	30%	236	253	302	350	391
	35%	274	294	353	408	455
	40%	314	336	404	467	521
	45%	353	378	454	525	586
	50%	392	420	505	583	651
	60%	471	504	606	700	781
	80%	628	673	808	933	1,041
120%	942	1,009	1,212	1,401	1,563	

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

1990 and Later
 By Number of Bedrooms

Florida Housing Finance Corporation 2004 Maximum Rents by Number of Bedrooms in Unit

NOTE: This schedule is to be used by developments participating in the following programs: Housing Credit (HC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD Multifamily Risk Sharing. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage Category	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Wakulla County	30%	268	288	346	400	446
	35%	314	336	404	466	520
	40%	359	384	462	533	595
	45%	403	432	519	600	669
	50%	448	480	577	666	743
	60%	538	576	693	800	892
	80%	718	770	923	1,066	1,190
120%	1,077	1,153	1,386	1,600	1,785	
Walton County	30%	231	247	297	343	382
	35%	269	288	346	400	446
	40%	308	330	396	457	510
	45%	346	371	445	514	573
	50%	385	412	495	571	637
	60%	462	495	594	686	765
	80%	616	660	792	915	1,021
120%	924	990	1,188	1,372	1,530	
Washington County	30%	226	242	291	336	376
	35%	264	283	340	393	438
	40%	302	324	389	449	501
	45%	339	364	437	505	563
	50%	377	405	486	561	626
	60%	453	486	583	674	751
	80%	605	648	777	898	1,002
120%	906	972	1,167	1,348	1,503	

Florida Housing Finance Corporation Rents by Number of Bedrooms in Unit are based upon figures provided by the United States Department of Housing and Urban Development and are subject to change. Florida Housing will provide updated limits when this occurs.