

Note: The general 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 release: 4/1/2021

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Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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
USDA-Eligible Rural Addresses per Section 42(i)(8) Not applicable to MMRB	20% - R	8,880	10,140	11,420	12,680	13,700	14,700	15,720	16,740	17,752	18,766	222	237	285	329	367	405
	25% - R	11,100	12,675	14,275	15,850	17,125	18,375	19,650	20,925	22,190	23,458	277	297	356	412	459	507
	28% - R	12,432	14,196	15,988	17,752	19,180	20,580	22,008	23,436	24,853	26,273	310	332	399	461	514	568
	30% - R	13,320	15,210	17,130	19,020	20,550	22,050	23,580	25,110	26,628	28,150	333	356	428	494	551	608
	33% - R	14,652	16,731	18,843	20,922	22,605	24,255	25,938	27,621	29,291	30,965	366	392	471	544	606	669
	35% - R	15,540	17,745	19,985	22,190	23,975	25,725	27,510	29,295	31,066	32,841	388	416	499	577	643	710
	40% - R	17,760	20,280	22,840	25,360	27,400	29,400	31,440	33,480	35,504	37,533	444	475	571	659	735	811
	45% - R	19,980	22,815	25,695	28,530	30,825	33,075	35,370	37,665	39,942	42,224	499	534	642	741	826	912
	50% - R	22,200	25,350	28,550	31,700	34,250	36,750	39,300	41,850	44,380	46,916	555	594	713	824	918	1,014
	60% - R	26,640	30,420	34,260	38,040	41,100	44,100	47,160	50,220	53,256	56,299	666	713	856	989	1,102	1,217
70% - R	31,080	35,490	39,970	44,380	47,950	51,450	55,020	58,590	62,132	65,682	777	832	999	1,154	1,286	1,420	
80% - R	35,520	40,560	45,680	50,720	54,800	58,800	62,880	66,960	71,008	75,066	888	951	1,142	1,319	1,470	1,623	

Note: The general 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 release: 4/1/2021

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Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,260	11,720	13,180	14,640	15,820	17,000	18,160	19,340	20,496	21,667	256	274	329	380	425	468
	25%	12,825	14,650	16,475	18,300	19,775	21,250	22,700	24,175	25,620	27,084	320	343	411	475	531	585
	28%	14,364	16,408	18,452	20,496	22,148	23,800	25,424	27,076	28,694	30,334	359	384	461	533	595	656
	30%	15,390	17,580	19,770	21,960	23,730	25,500	27,240	29,010	30,744	32,501	384	412	494	571	637	703
	33%	16,929	19,338	21,747	24,156	26,103	28,050	29,964	31,911	33,818	35,751	423	453	543	628	701	773
	35%	17,955	20,510	23,065	25,620	27,685	29,750	31,780	33,845	35,868	37,918	448	480	576	666	743	820
	40%	20,520	23,440	26,360	29,280	31,640	34,000	36,320	38,680	40,992	43,334	513	549	659	761	850	937
	45%	23,085	26,370	29,655	32,940	35,595	38,250	40,860	43,515	46,116	48,751	577	618	741	856	956	1,054
	50%	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,240	54,168	641	686	823	951	1,062	1,171
	60%	30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	61,488	65,002	769	824	988	1,142	1,275	1,406
	70%	35,910	41,020	46,130	51,240	55,370	59,500	63,560	67,690	71,736	75,835	897	961	1,153	1,332	1,487	1,640
	80%	41,040	46,880	52,720	58,560	63,280	68,000	72,640	77,360	81,984	86,669	1,026	1,099	1,318	1,523	1,700	1,875
	120%	61,560	70,320	79,080	87,840	94,920	102,000	108,960	116,040	122,976	130,003	1,539	1,648	1,977	2,284	2,550	2,812
	140%	71,820	82,040	92,260	102,480	110,740	119,000	127,120	135,380	143,472	151,670	1,795	1,923	2,306	2,665	2,975	3,281
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	14,150	16,175	18,200	20,200	21,825	23,450	25,050	26,675	28,280	29,896	353	379	455	525	586	646
	28% - HS	15,848	18,116	20,384	22,624	24,444	26,264	28,056	29,876	31,674	33,484	396	424	509	588	656	724
	30% - HS	16,980	19,410	21,840	24,240	26,190	28,140	30,060	32,010	33,936	35,875	424	454	546	630	703	775
	33% - HS	18,678	21,351	24,024	26,664	28,809	30,954	33,066	35,211	37,330	39,463	466	500	600	693	773	853
	35% - HS	19,810	22,645	25,480	28,280	30,555	32,830	35,070	37,345	39,592	41,854	495	530	637	735	820	905
	40% - HS	22,640	25,880	29,120	32,320	34,920	37,520	40,080	42,680	45,248	47,834	566	606	728	840	938	1,034
	45% - HS	25,470	29,115	32,760	36,360	39,285	42,210	45,090	48,015	50,904	53,813	636	682	819	945	1,055	1,163
	50% - HS	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350	56,560	59,792	707	758	910	1,050	1,172	1,293
60% - HS	33,960	38,820	43,680	48,480	52,380	56,280	60,120	64,020	67,872	71,750	849	909	1,092	1,260	1,407	1,551	

Note: The general 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 release: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,320	11,800	13,280	14,740	15,920	17,100	18,280	19,460	20,636	21,815	258	276	332	383	427	471
	25%	12,900	14,750	16,600	18,425	19,900	21,375	22,850	24,325	25,795	27,269	322	345	415	479	534	589
	28%	14,448	16,520	18,592	20,636	22,288	23,940	25,592	27,244	28,890	30,541	361	387	464	536	598	660
	30%	15,480	17,700	19,920	22,110	23,880	25,650	27,420	29,190	30,954	32,723	387	414	498	574	641	707
	33%	17,028	19,470	21,912	24,321	26,268	28,215	30,162	32,109	34,049	35,995	425	456	547	632	705	778
	35%	18,060	20,650	23,240	25,795	27,860	29,925	31,990	34,055	36,113	38,177	451	483	581	670	748	825
	40%	20,640	23,600	26,560	29,480	31,840	34,200	36,560	38,920	41,272	43,630	516	553	664	766	855	943
	45%	23,220	26,550	29,880	33,165	35,820	38,475	41,130	43,785	46,431	49,084	580	622	747	862	961	1,061
	50%	25,800	29,500	33,200	36,850	39,800	42,750	45,700	48,650	51,590	54,538	645	691	830	958	1,068	1,179
	60%	30,960	35,400	39,840	44,220	47,760	51,300	54,840	58,380	61,908	65,446	774	829	996	1,149	1,282	1,415
	70%	36,120	41,300	46,480	51,590	55,720	59,850	63,980	68,110	72,226	76,353	903	967	1,162	1,341	1,496	1,651
	80%	41,280	47,200	53,120	58,960	63,680	68,400	73,120	77,840	82,544	87,261	1,032	1,106	1,328	1,533	1,710	1,887
	120%	61,920	70,800	79,680	88,440	95,520	102,600	109,680	116,760	123,816	130,891	1,548	1,659	1,992	2,299	2,565	2,830
	140%	72,240	82,600	92,960	103,180	111,440	119,700	127,960	136,220	144,452	152,706	1,806	1,935	2,324	2,682	2,992	3,302
Median: 73,700																	

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 HMFA: Panama City MSA)	20%	9,420	10,760	12,100	13,440	14,520	15,600	16,680	17,760	18,816	19,891	235	252	302	349	390	430
	25%	11,775	13,450	15,125	16,800	18,150	19,500	20,850	22,200	23,520	24,864	294	315	378	436	487	538
	28%	13,188	15,064	16,940	18,816	20,328	21,840	23,352	24,864	26,342	27,848	329	353	423	489	546	602
	30%	14,130	16,140	18,150	20,160	21,780	23,400	25,020	26,640	28,224	29,837	353	378	453	524	585	645
	33%	15,543	17,754	19,965	22,176	23,958	25,740	27,522	29,304	31,046	32,820	388	416	499	576	643	710
	35%	16,485	18,830	21,175	23,520	25,410	27,300	29,190	31,080	32,928	34,810	412	441	529	611	682	753
	40%	18,840	21,520	24,200	26,880	29,040	31,200	33,360	35,520	37,632	39,782	471	504	605	699	780	861
	45%	21,195	24,210	27,225	30,240	32,670	35,100	37,530	39,960	42,336	44,755	529	567	680	786	877	968
	50%	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	47,040	49,728	588	630	756	873	975	1,076
	60%	28,260	32,280	36,300	40,320	43,560	46,800	50,040	53,280	56,448	59,674	706	756	907	1,048	1,170	1,291
	70%	32,970	37,660	42,350	47,040	50,820	54,600	58,380	62,160	65,856	69,619	824	882	1,058	1,223	1,365	1,506
	80%	37,680	43,040	48,400	53,760	58,080	62,400	66,720	71,040	75,264	79,565	942	1,009	1,210	1,398	1,560	1,722
	120%	56,520	64,560	72,600	80,640	87,120	93,600	100,080	106,560	112,896	119,347	1,413	1,513	1,815	2,097	2,340	2,583
	140%	65,940	75,320	84,700	94,080	101,640	109,200	116,760	124,320	131,712	139,238	1,648	1,765	2,117	2,446	2,730	3,013
HERA Special Limits per Section 142(d)(2)(E) (est. 2015) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	12,600	14,400	16,200	18,000	19,450	20,900	22,325	23,775	25,200	26,640	315	337	405	468	522	576
	28% - HS	14,112	16,128	18,144	20,160	21,784	23,408	25,004	26,628	28,224	29,837	352	378	453	524	585	645
	30% - HS	15,120	17,280	19,440	21,600	23,340	25,080	26,790	28,530	30,240	31,968	378	405	486	561	627	691
	33% - HS	16,632	19,008	21,384	23,760	25,674	27,588	29,469	31,383	33,264	35,165	415	445	534	617	689	760
	35% - HS	17,640	20,160	22,680	25,200	27,230	29,260	31,255	33,285	35,280	37,296	441	472	567	655	731	806
	40% - HS	20,160	23,040	25,920	28,800	31,120	33,440	35,720	38,040	40,320	42,624	504	540	648	749	836	922
	45% - HS	22,680	25,920	29,160	32,400	35,010	37,620	40,185	42,795	45,360	47,952	567	607	729	842	940	1,037
50% - HS	25,200	28,800	32,400	36,000	38,900	41,800	44,650	47,550	50,400	53,280	630	675	810	936	1,045	1,152	
60% - HS	30,240	34,560	38,880	43,200	46,680	50,160	53,580	57,060	60,480	63,936	756	810	972	1,123	1,254	1,383	

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Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 57,700	20%	8,080	9,240	10,400	11,540	12,480	13,400	14,320	15,240	16,156	17,079	202	216	260	300	335	369
	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
	70%	28,280	32,340	36,400	40,390	43,680	46,900	50,120	53,340	56,546	59,777	707	757	910	1,050	1,172	1,293
	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
HERA Special Limits per Section 142(d)(2)(E) (Re-est. 2020) For use by projects that placed in service at least one building on or before 12/31/2008	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	

Note: The general 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.

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Florida Housing Finance Corporation

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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)	20%	10,180	11,620	13,080	14,520	15,700	16,860	18,020	19,180	20,328	21,490	254	272	327	377	421	465
	25%	12,725	14,525	16,350	18,150	19,625	21,075	22,525	23,975	25,410	26,862	318	340	408	472	526	581
	28%	14,252	16,268	18,312	20,328	21,980	23,604	25,228	26,852	28,459	30,085	356	381	457	528	590	651
	30%	15,270	17,430	19,620	21,780	23,550	25,290	27,030	28,770	30,492	32,234	381	408	490	566	632	697
	33%	16,797	19,173	21,582	23,958	25,905	27,819	29,733	31,647	33,541	35,458	419	449	539	623	695	767
	35%	17,815	20,335	22,890	25,410	27,475	29,505	31,535	33,565	35,574	37,607	445	476	572	661	737	813
	40%	20,360	23,240	26,160	29,040	31,400	33,720	36,040	38,360	40,656	42,979	509	545	654	755	843	930
	45%	22,905	26,145	29,430	32,670	35,325	37,935	40,545	43,155	45,738	48,352	572	613	735	849	948	1,046
	50%	25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,820	53,724	636	681	817	944	1,053	1,162
	60%	30,540	34,860	39,240	43,560	47,100	50,580	54,060	57,540	60,984	64,469	763	817	981	1,133	1,264	1,395
	70%	35,630	40,670	45,780	50,820	54,950	59,010	63,070	67,130	71,148	75,214	890	953	1,144	1,322	1,475	1,627
	80%	40,720	46,480	52,320	58,080	62,800	67,440	72,080	76,720	81,312	85,958	1,018	1,090	1,308	1,511	1,686	1,860
	120%	61,080	69,720	78,480	87,120	94,200	101,160	108,120	115,080	121,968	128,938	1,527	1,635	1,962	2,266	2,529	2,790
	140%	71,260	81,340	91,560	101,640	109,900	118,020	126,140	134,260	142,296	150,427	1,781	1,907	2,289	2,644	2,950	3,255
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,650	15,600	17,550	19,475	21,050	22,600	24,150	25,725	27,265	28,823	341	365	438	506	565	623
	28% - HS	15,288	17,472	19,656	21,812	23,576	25,312	27,048	28,812	30,537	32,282	382	409	491	567	632	698
	30% - HS	16,380	18,720	21,060	23,370	25,260	27,120	28,980	30,870	32,718	34,588	409	438	526	607	678	748
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	18,018	20,592	23,166	25,707	27,786	29,832	31,878	33,957	35,990	38,046	450	482	579	668	745	822
	35% - HS	19,110	21,840	24,570	27,265	29,470	31,640	33,810	36,015	38,171	40,352	477	511	614	709	791	872
	40% - HS	21,840	24,960	28,080	31,160	33,680	36,160	38,640	41,160	43,624	46,117	546	585	702	810	904	997
	45% - HS	24,570	28,080	31,590	35,055	37,890	40,680	43,470	46,305	49,077	51,881	614	658	789	911	1,017	1,122
	50% - HS	27,300	31,200	35,100	38,950	42,100	45,200	48,300	51,450	54,530	57,646	682	731	877	1,013	1,130	1,246
	60% - HS	32,760	37,440	42,120	46,740	50,520	54,240	57,960	61,740	65,436	69,175	819	877	1,053	1,215	1,356	1,496

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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- West Palm Beach MSA)	20%	12,320	14,080	15,840	17,600	19,020	20,420	21,840	23,240	24,640	26,048	308	330	396	457	510	563
	25%	15,400	17,600	19,800	22,000	23,775	25,525	27,300	29,050	30,800	32,560	385	412	495	572	638	704
	28%	17,248	19,712	22,176	24,640	26,628	28,588	30,576	32,536	34,496	36,467	431	462	554	640	714	788
	30%	18,480	21,120	23,760	26,400	28,530	30,630	32,760	34,860	36,960	39,072	462	495	594	686	765	845
	33%	20,328	23,232	26,136	29,040	31,383	33,693	36,036	38,346	40,656	42,979	508	544	653	755	842	929
	35%	21,560	24,640	27,720	30,800	33,285	35,735	38,220	40,670	43,120	45,584	539	577	693	801	893	986
	40%	24,640	28,160	31,680	35,200	38,040	40,840	43,680	46,480	49,280	52,096	616	660	792	915	1,021	1,127
	45%	27,720	31,680	35,640	39,600	42,795	45,945	49,140	52,290	55,440	58,608	693	742	891	1,029	1,148	1,267
	50%	30,800	35,200	39,600	44,000	47,550	51,050	54,600	58,100	61,600	65,120	770	825	990	1,144	1,276	1,408
	60%	36,960	42,240	47,520	52,800	57,060	61,260	65,520	69,720	73,920	78,144	924	990	1,188	1,373	1,531	1,690
	70%	43,120	49,280	55,440	61,600	66,570	71,470	76,440	81,340	86,240	91,168	1,078	1,155	1,386	1,602	1,786	1,972
	80%	49,280	56,320	63,360	70,400	76,080	81,680	87,360	92,960	98,560	104,192	1,232	1,320	1,584	1,831	2,042	2,254
	120%	73,920	84,480	95,040	105,600	114,120	122,520	131,040	139,440	147,840	156,288	1,848	1,980	2,376	2,746	3,063	3,381
	140%	86,240	98,560	110,880	123,200	133,140	142,940	152,880	162,680	172,480	182,336	2,156	2,310	2,772	3,204	3,573	3,944
Median: 73,400																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 54,500	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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% - HS	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	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	9,080	10,380	11,680	12,960	14,000	15,040	16,080	17,120	18,144	19,181	227	243	292	337	376	415
	25%	11,350	12,975	14,600	16,200	17,500	18,800	20,100	21,400	22,680	23,976	283	304	365	421	470	518
	28%	12,712	14,532	16,352	18,144	19,600	21,056	22,512	23,968	25,402	26,853	317	340	408	471	526	581
	30%	13,620	15,570	17,520	19,440	21,000	22,560	24,120	25,680	27,216	28,771	340	364	438	505	564	622
	33%	14,982	17,127	19,272	21,384	23,100	24,816	26,532	28,248	29,938	31,648	374	401	481	556	620	684
	35%	15,890	18,165	20,440	22,680	24,500	26,320	28,140	29,960	31,752	33,566	397	425	511	589	658	726
	40%	18,160	20,760	23,360	25,920	28,000	30,080	32,160	34,240	36,288	38,362	454	486	584	674	752	830
	45%	20,430	23,355	26,280	29,160	31,500	33,840	36,180	38,520	40,824	43,157	510	547	657	758	846	933
	50%	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	567	608	730	842	940	1,037
	60%	27,240	31,140	35,040	38,880	42,000	45,120	48,240	51,360	54,432	57,542	681	729	876	1,011	1,128	1,245
	70%	31,780	36,330	40,880	45,360	49,000	52,640	56,280	59,920	63,504	67,133	794	851	1,022	1,179	1,316	1,452
	80%	36,320	41,520	46,720	51,840	56,000	60,160	64,320	68,480	72,576	76,723	908	973	1,168	1,348	1,504	1,660
	120%	54,480	62,280	70,080	77,760	84,000	90,240	96,480	102,720	108,864	115,085	1,362	1,459	1,752	2,022	2,256	2,490
	140%	63,560	72,660	81,760	90,720	98,000	105,280	112,560	119,840	127,008	134,266	1,589	1,702	2,044	2,359	2,632	2,905
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	25% - HS	11,675	13,350	15,025	16,675	18,025	19,350	20,700	22,025	23,345	24,679	291	312	375	433	483	534
	28% - HS	13,076	14,952	16,828	18,676	20,188	21,672	23,184	24,668	26,146	27,640	326	350	420	485	541	598
	30% - HS	14,010	16,020	18,030	20,010	21,630	23,220	24,840	26,430	28,014	29,615	350	375	450	520	580	640
	33% - HS	15,411	17,622	19,833	22,011	23,793	25,542	27,324	29,073	30,815	32,576	385	412	495	572	638	704
	35% - HS	16,345	18,690	21,035	23,345	25,235	27,090	28,980	30,835	32,683	34,551	408	437	525	607	677	747
	40% - HS	18,680	21,360	24,040	26,680	28,840	30,960	33,120	35,240	37,352	39,486	467	500	601	694	774	854
	45% - HS	21,015	24,030	27,045	30,015	32,445	34,830	37,260	39,645	42,021	44,422	525	563	676	780	870	961
	50% - HS	23,350	26,700	30,050	33,350	36,050	38,700	41,400	44,050	46,690	49,358	583	625	751	867	967	1,068
60% - HS	28,020	32,040	36,060	40,020	43,260	46,440	49,680	52,860	56,028	59,230	700	750	901	1,041	1,161	1,281	

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,800	11,200	12,600	13,975	15,100	16,225	17,350	18,450	19,565	20,683	245	262	315	363	405	447
	28% - HS	10,976	12,544	14,112	15,652	16,912	18,172	19,432	20,664	21,913	23,165	274	294	352	407	454	501
	30% - HS	11,760	13,440	15,120	16,770	18,120	19,470	20,820	22,140	23,478	24,820	294	315	378	436	486	537
	33% - HS	12,936	14,784	16,632	18,447	19,932	21,417	22,902	24,354	25,826	27,302	323	346	415	479	535	590
	35% - HS	13,720	15,680	17,640	19,565	21,140	22,715	24,290	25,830	27,391	28,956	343	367	441	508	567	626
	40% - HS	15,680	17,920	20,160	22,360	24,160	25,960	27,760	29,520	31,304	33,093	392	420	504	581	649	716
	45% - HS	17,640	20,160	22,680	25,155	27,180	29,205	31,230	33,210	35,217	37,229	441	472	567	654	730	805
	50% - HS	19,600	22,400	25,200	27,950	30,200	32,450	34,700	36,900	39,130	41,366	490	525	630	726	811	895
60% - HS	23,520	26,880	30,240	33,540	36,240	38,940	41,640	44,280	46,956	49,639	588	630	756	872	973	1,074	

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,480	11,980	13,480	14,960	16,160	17,360	18,560	19,760	20,944	22,141	262	280	337	389	434	479
	25%	13,100	14,975	16,850	18,700	20,200	21,700	23,200	24,700	26,180	27,676	327	350	421	486	542	598
	28%	14,672	16,772	18,872	20,944	22,624	24,304	25,984	27,664	29,322	30,997	366	393	471	544	607	670
	30%	15,720	17,970	20,220	22,440	24,240	26,040	27,840	29,640	31,416	33,211	393	421	505	583	651	718
	33%	17,292	19,767	22,242	24,684	26,664	28,644	30,624	32,604	34,558	36,532	432	463	556	641	716	790
	35%	18,340	20,965	23,590	26,180	28,280	30,380	32,480	34,580	36,652	38,746	458	491	589	680	759	838
	40%	20,960	23,960	26,960	29,920	32,320	34,720	37,120	39,520	41,888	44,282	524	561	674	778	868	958
	45%	23,580	26,955	30,330	33,660	36,360	39,060	41,760	44,460	47,124	49,817	589	631	758	875	976	1,077
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	60%	31,440	35,940	40,440	44,880	48,480	52,080	55,680	59,280	62,832	66,422	786	842	1,011	1,167	1,302	1,437
	70%	36,680	41,930	47,180	52,360	56,560	60,760	64,960	69,160	73,304	77,493	917	982	1,179	1,361	1,519	1,676
	80%	41,920	47,920	53,920	59,840	64,640	69,440	74,240	79,040	83,776	88,563	1,048	1,123	1,348	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,125	15,000	16,875	18,750	20,250	21,750	23,250	24,750	26,250	27,750	328	351	421	487	543	600
	28% - 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
	30% - HS	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700	31,500	33,300	393	421	506	585	652	720
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	17,325	19,800	22,275	24,750	26,730	28,710	30,690	32,670	34,650	36,630	433	464	556	643	717	792
	35% - HS	18,375	21,000	23,625	26,250	28,350	30,450	32,550	34,650	36,750	38,850	459	492	590	682	761	840
	40% - 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
	45% - HS	23,625	27,000	30,375	33,750	36,450	39,150	41,850	44,550	47,250	49,950	590	632	759	877	978	1,080
	50% - HS	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500	52,500	55,500	656	703	843	975	1,087	1,200
	60% - HS	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	63,000	66,600	787	843	1,012	1,170	1,305	1,440

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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-Immokalee- Marco Island MSA)	20%	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260	23,604	24,953	295	316	379	438	489	539
	25%	14,775	16,875	18,975	21,075	22,775	24,450	26,150	27,825	29,505	31,191	369	395	474	548	611	674
	28%	16,548	18,900	21,252	23,604	25,508	27,384	29,288	31,164	33,046	34,934	413	443	531	613	684	755
	30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390	35,406	37,429	443	474	569	657	733	809
	33%	19,503	22,275	25,047	27,819	30,063	32,274	34,518	36,729	38,947	41,172	487	522	626	723	806	890
	35%	20,685	23,625	26,565	29,505	31,885	34,230	36,610	38,955	41,307	43,667	517	553	664	767	855	944
	40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520	47,208	49,906	591	633	759	877	978	1,079
	45%	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085	53,109	56,144	664	712	853	986	1,100	1,214
	50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	59,010	62,382	738	791	948	1,096	1,222	1,349
	60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780	70,812	74,858	886	949	1,138	1,315	1,467	1,619
	70%	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910	82,614	87,335	1,034	1,107	1,328	1,534	1,711	1,889
	80%	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040	94,416	99,811	1,182	1,266	1,518	1,754	1,956	2,159
	120%	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560	141,624	149,717	1,773	1,899	2,277	2,631	2,934	3,238
	140%	82,740	94,500	106,260	118,020	127,540	136,920	146,440	155,820	165,228	174,670	2,068	2,215	2,656	3,069	3,423	3,778
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	14,875	17,000	19,125	21,250	22,950	24,650	26,350	28,050	29,750	31,450	371	398	478	552	616	680
	28% - HS	16,660	19,040	21,420	23,800	25,704	27,608	29,512	31,416	33,320	35,224	416	446	535	618	690	761
	30% - HS	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	35,700	37,740	446	478	573	663	739	816
	33% - HS	19,635	22,440	25,245	28,050	30,294	32,538	34,782	37,026	39,270	41,514	490	525	631	729	813	897
	35% - HS	20,825	23,800	26,775	29,750	32,130	34,510	36,890	39,270	41,650	44,030	520	557	669	773	862	952
	40% - HS	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	47,600	50,320	595	637	765	884	986	1,088
	45% - HS	26,775	30,600	34,425	38,250	41,310	44,370	47,430	50,490	53,550	56,610	669	717	860	994	1,109	1,224
50% - HS	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	59,500	62,900	743	796	956	1,105	1,232	1,360	
60% - HS	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	71,400	75,480	892	956	1,147	1,326	1,479	1,632	

Median: 84,300

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 70,100	20%	8,240	9,420	10,600	11,760	12,720	13,660	14,600	15,540	16,464	17,405	206	220	265	306	341	376
	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
	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
	70%	28,840	32,970	37,100	41,160	44,520	47,810	51,100	54,390	57,624	60,917	721	772	927	1,071	1,195	1,318
	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
	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
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	12,375	14,125	15,900	17,650	19,075	20,475	21,900	23,300	24,710	26,122	309	331	397	459	511	565
	28% - HS	13,860	15,820	17,808	19,768	21,364	22,932	24,528	26,096	27,675	29,257	346	371	445	514	573	632
	30% - HS	14,850	16,950	19,080	21,180	22,890	24,570	26,280	27,960	29,652	31,346	371	397	477	550	614	678
	33% - HS	16,335	18,645	20,988	23,298	25,179	27,027	28,908	30,756	32,617	34,481	408	437	524	605	675	745
	35% - HS	17,325	19,775	22,260	24,710	26,705	28,665	30,660	32,620	34,594	36,571	433	463	556	642	716	791
	40% - HS	19,800	22,600	25,440	28,240	30,520	32,760	35,040	37,280	39,536	41,795	495	530	636	734	819	904
	45% - HS	22,275	25,425	28,620	31,770	34,335	36,855	39,420	41,940	44,478	47,020	556	596	715	826	921	1,017
	50% - HS	24,750	28,250	31,800	35,300	38,150	40,950	43,800	46,600	49,420	52,244	618	662	795	918	1,023	1,130
60% - HS	29,700	33,900	38,160	42,360	45,780	49,140	52,560	55,920	59,304	62,693	742	795	954	1,101	1,228	1,356	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program**

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Median: 43,200																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 46,800	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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
	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	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,480	11,980	13,480	14,960	16,160	17,360	18,560	19,760	20,944	22,141	262	280	337	389	434	479
	25%	13,100	14,975	16,850	18,700	20,200	21,700	23,200	24,700	26,180	27,676	327	350	421	486	542	598
	28%	14,672	16,772	18,872	20,944	22,624	24,304	25,984	27,664	29,322	30,997	366	393	471	544	607	670
	30%	15,720	17,970	20,220	22,440	24,240	26,040	27,840	29,640	31,416	33,211	393	421	505	583	651	718
	33%	17,292	19,767	22,242	24,684	26,664	28,644	30,624	32,604	34,558	36,532	432	463	556	641	716	790
	35%	18,340	20,965	23,590	26,180	28,280	30,380	32,480	34,580	36,652	38,746	458	491	589	680	759	838
	40%	20,960	23,960	26,960	29,920	32,320	34,720	37,120	39,520	41,888	44,282	524	561	674	778	868	958
	45%	23,580	26,955	30,330	33,660	36,360	39,060	41,760	44,460	47,124	49,817	589	631	758	875	976	1,077
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	60%	31,440	35,940	40,440	44,880	48,480	52,080	55,680	59,280	62,832	66,422	786	842	1,011	1,167	1,302	1,437
	70%	36,680	41,930	47,180	52,360	56,560	60,760	64,960	69,160	73,304	77,493	917	982	1,179	1,361	1,519	1,676
	80%	41,920	47,920	53,920	59,840	64,640	69,440	74,240	79,040	83,776	88,563	1,048	1,123	1,348	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,125	15,000	16,875	18,750	20,250	21,750	23,250	24,750	26,250	27,750	328	351	421	487	543	600
	28% - 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
	30% - HS	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700	31,500	33,300	393	421	506	585	652	720
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	17,325	19,800	22,275	24,750	26,730	28,710	30,690	32,670	34,650	36,630	433	464	556	643	717	792
	35% - HS	18,375	21,000	23,625	26,250	28,350	30,450	32,550	34,650	36,750	38,850	459	492	590	682	761	840
	40% - 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
	45% - HS	23,625	27,000	30,375	33,750	36,450	39,150	41,850	44,550	47,250	49,950	590	632	759	877	978	1,080
	50% - HS	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500	52,500	55,500	656	703	843	975	1,087	1,200
	60% - HS	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	63,000	66,600	787	843	1,012	1,170	1,305	1,440

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	9,680	11,060	12,440	13,820	14,940	16,040	17,140	18,260	19,348	20,454	242	259	311	359	401	442
	25%	12,100	13,825	15,550	17,275	18,675	20,050	21,425	22,825	24,185	25,567	302	324	388	449	501	553
	28%	13,552	15,484	17,416	19,348	20,916	22,456	23,996	25,564	27,087	28,635	338	362	435	503	561	619
	30%	14,520	16,590	18,660	20,730	22,410	24,060	25,710	27,390	29,022	30,680	363	388	466	539	601	663
	33%	15,972	18,249	20,526	22,803	24,651	26,466	28,281	30,129	31,924	33,748	399	427	513	593	661	730
	35%	16,940	19,355	21,770	24,185	26,145	28,070	29,995	31,955	33,859	35,794	423	453	544	629	701	774
	40%	19,360	22,120	24,880	27,640	29,880	32,080	34,280	36,520	38,696	40,907	484	518	622	719	802	885
	45%	21,780	24,885	27,990	31,095	33,615	36,090	38,565	41,085	43,533	46,021	544	583	699	808	902	995
	50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650	48,370	51,134	605	648	777	898	1,002	1,106
	60%	29,040	33,180	37,320	41,460	44,820	48,120	51,420	54,780	58,044	61,361	726	777	933	1,078	1,203	1,327
	70%	33,880	38,710	43,540	48,370	52,290	56,140	59,990	63,910	67,718	71,588	847	907	1,088	1,258	1,403	1,548
	80%	38,720	44,240	49,760	55,280	59,760	64,160	68,560	73,040	77,392	81,814	968	1,037	1,244	1,438	1,604	1,770
	120%	58,080	66,360	74,640	82,920	89,640	96,240	102,840	109,560	116,088	122,722	1,452	1,555	1,866	2,157	2,406	2,655
	140%	67,760	77,420	87,080	96,740	104,580	112,280	119,980	127,820	135,436	143,175	1,694	1,814	2,177	2,516	2,807	3,097
Median: 73,900																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 HMFA; Deltona-Daytona Beach- Ormond Beach MSA)	20%	9,640	11,020	12,400	13,760	14,880	15,980	17,080	18,180	19,264	20,365	241	258	310	358	399	440
	25%	12,050	13,775	15,500	17,200	18,600	19,975	21,350	22,725	24,080	25,456	301	322	387	447	499	550
	28%	13,496	15,428	17,360	19,264	20,832	22,372	23,912	25,452	26,970	28,511	337	361	434	501	559	617
	30%	14,460	16,530	18,600	20,640	22,320	23,970	25,620	27,270	28,896	30,547	361	387	465	537	599	661
	33%	15,906	18,183	20,460	22,704	24,552	26,367	28,182	29,997	31,786	33,602	397	426	511	590	659	727
	35%	16,870	19,285	21,700	24,080	26,040	27,965	29,890	31,815	33,712	35,638	421	451	542	626	699	771
	40%	19,280	22,040	24,800	27,520	29,760	31,960	34,160	36,360	38,528	40,730	482	516	620	716	799	881
	45%	21,690	24,795	27,900	30,960	33,480	35,955	38,430	40,905	43,344	45,821	542	581	697	805	898	991
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450	48,160	50,912	602	645	775	895	998	1,101
	60%	28,920	33,060	37,200	41,280	44,640	47,940	51,240	54,540	57,792	61,094	723	774	930	1,074	1,198	1,322
	70%	33,740	38,570	43,400	48,160	52,080	55,930	59,780	63,630	67,424	71,277	843	903	1,085	1,253	1,398	1,542
	80%	38,560	44,080	49,600	55,040	59,520	63,920	68,320	72,720	77,056	81,459	964	1,033	1,240	1,432	1,598	1,763
	120%	57,840	66,120	74,400	82,560	89,280	95,880	102,480	109,080	115,584	122,189	1,446	1,549	1,860	2,148	2,397	2,644
	140%	67,480	77,140	86,800	96,320	104,160	111,860	119,560	127,260	134,848	142,554	1,687	1,807	2,170	2,506	2,796	3,085
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	12,475	14,250	16,025	17,800	19,225	20,650	22,075	23,500	24,920	26,344	311	334	400	462	516	569
	28% - HS	13,972	15,960	17,948	19,936	21,532	23,128	24,724	26,320	27,910	29,505	349	374	448	518	578	638
	30% - HS	14,970	17,100	19,230	21,360	23,070	24,780	26,490	28,200	29,904	31,613	374	400	480	555	619	683
	33% - HS	16,467	18,810	21,153	23,496	25,377	27,258	29,139	31,020	32,894	34,774	411	440	528	610	681	751
	35% - HS	17,465	19,950	22,435	24,920	26,915	28,910	30,905	32,900	34,888	36,882	436	467	560	647	722	797
	40% - HS	19,960	22,800	25,640	28,480	30,760	33,040	35,320	37,600	39,872	42,150	499	534	641	740	826	911
	45% - HS	22,455	25,650	28,845	32,040	34,605	37,170	39,735	42,300	44,856	47,419	561	601	721	833	929	1,025
	50% - HS	24,950	28,500	32,050	35,600	38,450	41,300	44,150	47,000	49,840	52,688	623	668	801	925	1,032	1,139
60% - HS	29,940	34,200	38,460	42,720	46,140	49,560	52,980	56,400	59,808	63,226	748	801	961	1,110	1,239	1,367	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 58,700	20%	8,140	9,300	10,460	11,620	12,560	13,480	14,420	15,340	16,268	17,198	203	218	261	302	337	372
	25%	10,175	11,625	13,075	14,525	15,700	16,850	18,025	19,175	20,335	21,497	254	272	326	377	421	465
	28%	11,396	13,020	14,644	16,268	17,584	18,872	20,188	21,476	22,775	24,077	284	305	366	423	471	520
	30%	12,210	13,950	15,690	17,430	18,840	20,220	21,630	23,010	24,402	25,796	305	327	392	453	505	558
	33%	13,431	15,345	17,259	19,173	20,724	22,242	23,793	25,311	26,842	28,376	335	359	431	498	556	613
	35%	14,245	16,275	18,305	20,335	21,980	23,590	25,235	26,845	28,469	30,096	356	381	457	528	589	651
	40%	16,280	18,600	20,920	23,240	25,120	26,960	28,840	30,680	32,536	34,395	407	436	523	604	674	744
	45%	18,315	20,925	23,535	26,145	28,260	30,330	32,445	34,515	36,603	38,695	457	490	588	680	758	837
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,670	42,994	508	545	653	755	842	930
	60%	24,420	27,900	31,380	34,860	37,680	40,440	43,260	46,020	48,804	51,593	610	654	784	906	1,011	1,116
	70%	28,490	32,550	36,610	40,670	43,960	47,180	50,470	53,690	56,938	60,192	712	763	915	1,057	1,179	1,302
	80%	32,560	37,200	41,840	46,480	50,240	53,920	57,680	61,360	65,072	68,790	814	872	1,046	1,209	1,348	1,488
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040	97,608	103,186	1,221	1,308	1,569	1,813	2,022	2,232
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380	113,876	120,383	1,424	1,526	1,830	2,115	2,359	2,604
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	11,875	13,575	15,275	16,950	18,325	19,675	21,025	22,375	23,730	25,086	296	318	381	440	491	542
	28% - HS	13,300	15,204	17,108	18,984	20,524	22,036	23,548	25,060	26,578	28,096	332	356	427	493	550	607
	30% - HS	14,250	16,290	18,330	20,340	21,990	23,610	25,230	26,850	28,476	30,103	356	381	458	529	590	651
	33% - HS	15,675	17,919	20,163	22,374	24,189	25,971	27,753	29,535	31,324	33,114	391	419	504	582	649	716
	35% - HS	16,625	19,005	21,385	23,730	25,655	27,545	29,435	31,325	33,222	35,120	415	445	534	617	688	759
	40% - HS	19,000	21,720	24,440	27,120	29,320	31,480	33,640	35,800	37,968	40,138	475	509	611	705	787	868
	45% - HS	21,375	24,435	27,495	30,510	32,985	35,415	37,845	40,275	42,714	45,155	534	572	687	793	885	976
50% - HS	23,750	27,150	30,550	33,900	36,650	39,350	42,050	44,750	47,460	50,172	593	636	763	881	983	1,085	
60% - HS	28,500	32,580	36,660	40,680	43,980	47,220	50,460	53,700	56,952	60,206	712	763	916	1,058	1,180	1,302	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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) (Tallahassee MSA)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 76,400																	
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	13,375	15,300	17,200	19,100	20,650	22,175	23,700	25,225	26,740	28,268	334	358	430	496	554	611
	28% - HS	14,980	17,136	19,264	21,392	23,128	24,836	26,544	28,252	29,949	31,660	374	401	481	556	620	684
	30% - HS	16,050	18,360	20,640	22,920	24,780	26,610	28,440	30,270	32,088	33,922	401	430	516	596	665	733
	33% - HS	17,655	20,196	22,704	25,212	27,258	29,271	31,284	33,297	35,297	37,314	441	473	567	655	731	807
	35% - HS	18,725	21,420	24,080	26,740	28,910	31,045	33,180	35,315	37,436	39,575	468	501	602	695	776	856
	40% - HS	21,400	24,480	27,520	30,560	33,040	35,480	37,920	40,360	42,784	45,229	535	573	688	795	887	978
	45% - HS	24,075	27,540	30,960	34,380	37,170	39,915	42,660	45,405	48,132	50,882	601	645	774	894	997	1,100
	50% - HS	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450	53,480	56,536	668	716	860	993	1,108	1,223
60% - HS	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540	64,176	67,843	802	860	1,032	1,192	1,330	1,467	

Note: The general 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 release: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,260	11,720	13,180	14,640	15,820	17,000	18,160	19,340	20,496	21,667	256	274	329	380	425	468
	25%	12,825	14,650	16,475	18,300	19,775	21,250	22,700	24,175	25,620	27,084	320	343	411	475	531	585
	28%	14,364	16,408	18,452	20,496	22,148	23,800	25,424	27,076	28,694	30,334	359	384	461	533	595	656
	30%	15,390	17,580	19,770	21,960	23,730	25,500	27,240	29,010	30,744	32,501	384	412	494	571	637	703
	33%	16,929	19,338	21,747	24,156	26,103	28,050	29,964	31,911	33,818	35,751	423	453	543	628	701	773
	35%	17,955	20,510	23,065	25,620	27,685	29,750	31,780	33,845	35,868	37,918	448	480	576	666	743	820
	40%	20,520	23,440	26,360	29,280	31,640	34,000	36,320	38,680	40,992	43,334	513	549	659	761	850	937
	45%	23,085	26,370	29,655	32,940	35,595	38,250	40,860	43,515	46,116	48,751	577	618	741	856	956	1,054
	50%	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,240	54,168	641	686	823	951	1,062	1,171
	60%	30,780	35,160	39,540	43,920	47,460	51,000	54,480	58,020	61,488	65,002	769	824	988	1,142	1,275	1,406
	70%	35,910	41,020	46,130	51,240	55,370	59,500	63,560	67,690	71,736	75,835	897	961	1,153	1,332	1,487	1,640
	80%	41,040	46,880	52,720	58,560	63,280	68,000	72,640	77,360	81,984	86,669	1,026	1,099	1,318	1,523	1,700	1,875
	120%	61,560	70,320	79,080	87,840	94,920	102,000	108,960	116,040	122,976	130,003	1,539	1,648	1,977	2,284	2,550	2,812
	140%	71,820	82,040	92,260	102,480	110,740	119,000	127,120	135,380	143,472	151,670	1,795	1,923	2,306	2,665	2,975	3,281
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	14,150	16,175	18,200	20,200	21,825	23,450	25,050	26,675	28,280	29,896	353	379	455	525	586	646
	28% - HS	15,848	18,116	20,384	22,624	24,444	26,264	28,056	29,876	31,674	33,484	396	424	509	588	656	724
	30% - HS	16,980	19,410	21,840	24,240	26,190	28,140	30,060	32,010	33,936	35,875	424	454	546	630	703	775
	33% - HS	18,678	21,351	24,024	26,664	28,809	30,954	33,066	35,211	37,330	39,463	466	500	600	693	773	853
	35% - HS	19,810	22,645	25,480	28,280	30,555	32,830	35,070	37,345	39,592	41,854	495	530	637	735	820	905
	40% - HS	22,640	25,880	29,120	32,320	34,920	37,520	40,080	42,680	45,248	47,834	566	606	728	840	938	1,034
	45% - HS	25,470	29,115	32,760	36,360	39,285	42,210	45,090	48,015	50,904	53,813	636	682	819	945	1,055	1,163
	50% - HS	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350	56,560	59,792	707	758	910	1,050	1,172	1,293
60% - HS	33,960	38,820	43,680	48,480	52,380	56,280	60,120	64,020	67,872	71,750	849	909	1,092	1,260	1,407	1,551	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program**

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Median: 50,700																	

Note: The general 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 release: 4/1/2021

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Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 MSA)	20%	8,220	9,400	10,580	11,740	12,680	13,620	14,560	15,500	16,436	17,375	205	220	264	305	340	375
	25%	10,275	11,750	13,225	14,675	15,850	17,025	18,200	19,375	20,545	21,719	256	275	330	381	425	469
	28%	11,508	13,160	14,812	16,436	17,752	19,068	20,384	21,700	23,010	24,325	287	308	370	427	476	526
	30%	12,330	14,100	15,870	17,610	19,020	20,430	21,840	23,250	24,654	26,063	308	330	396	457	510	563
	33%	13,563	15,510	17,457	19,371	20,922	22,473	24,024	25,575	27,119	28,669	339	363	436	503	561	619
	35%	14,385	16,450	18,515	20,545	22,190	23,835	25,480	27,125	28,763	30,407	359	385	462	534	595	657
	40%	16,440	18,800	21,160	23,480	25,360	27,240	29,120	31,000	32,872	34,750	411	440	529	610	681	751
	45%	18,495	21,150	23,805	26,415	28,530	30,645	32,760	34,875	36,981	39,094	462	495	595	686	766	845
	50%	20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750	41,090	43,438	513	550	661	763	851	939
	60%	24,660	28,200	31,740	35,220	38,040	40,860	43,680	46,500	49,308	52,126	616	660	793	915	1,021	1,127
	70%	28,770	32,900	37,030	41,090	44,380	47,670	50,960	54,250	57,526	60,813	719	770	925	1,068	1,191	1,315
	80%	32,880	37,600	42,320	46,960	50,720	54,480	58,240	62,000	65,744	69,501	822	881	1,058	1,221	1,362	1,503
	120%	49,320	56,400	63,480	70,440	76,080	81,720	87,360	93,000	98,616	104,251	1,233	1,321	1,587	1,831	2,043	2,254
	140%	57,540	65,800	74,060	82,180	88,760	95,340	101,920	108,500	115,052	121,626	1,438	1,541	1,851	2,136	2,383	2,630
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	10,450	11,925	13,425	14,900	16,100	17,300	18,500	19,675	20,860	22,052	261	279	335	387	432	477
	28% - HS	11,704	13,356	15,036	16,688	18,032	19,376	20,720	22,036	23,363	24,698	292	313	375	434	484	534
	30% - HS	12,540	14,310	16,110	17,880	19,320	20,760	22,200	23,610	25,032	26,462	313	335	402	465	519	572
	33% - HS	13,794	15,741	17,721	19,668	21,252	22,836	24,420	25,971	27,535	29,109	344	369	443	511	570	629
	35% - HS	14,630	16,695	18,795	20,860	22,540	24,220	25,900	27,545	29,204	30,873	365	391	469	542	605	668
	40% - HS	16,720	19,080	21,480	23,840	25,760	27,680	29,600	31,480	33,376	35,283	418	447	537	620	692	763
	45% - HS	18,810	21,465	24,165	26,820	28,980	31,140	33,300	35,415	37,548	39,694	470	503	604	697	778	858
50% - HS	20,900	23,850	26,850	29,800	32,200	34,600	37,000	39,350	41,720	44,104	522	559	671	775	865	954	
60% - HS	25,080	28,620	32,220	35,760	38,640	41,520	44,400	47,220	50,064	52,925	627	671	805	930	1,038	1,145	

Median: 56,100

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 45,300	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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	

Note: The general 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 release: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	19,705	20,831	246	264	316	366	408	450
	28% - HS	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832	22,070	23,331	276	296	354	410	457	505
	30% - HS	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320	23,646	24,997	296	317	380	439	490	541
	33% - HS	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552	26,011	27,497	325	348	418	483	539	595
	35% - HS	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040	27,587	29,163	345	370	443	512	572	631
	40% - HS	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760	31,528	33,330	395	423	507	586	654	721
	45% - HS	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480	35,469	37,496	444	475	570	659	735	811
	50% - HS	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	39,410	41,662	493	528	633	732	817	901
60% - HS	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	47,292	49,994	592	634	760	879	981	1,082	

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 47,100	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Hernando County (Tampa-St.Petersburg- Clearwater MSA) Median: 72,700	20%	10,340	11,820	13,300	14,760	15,960	17,140	18,320	19,500	20,664	21,845	258	277	332	384	428	472
	25%	12,925	14,775	16,625	18,450	19,950	21,425	22,900	24,375	25,830	27,306	323	346	415	480	535	590
	28%	14,476	16,548	18,620	20,664	22,344	23,996	25,648	27,300	28,930	30,583	361	387	465	537	599	661
	30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	29,250	30,996	32,767	387	415	498	576	642	709
	33%	17,061	19,503	21,945	24,354	26,334	28,281	30,228	32,175	34,096	36,044	426	457	548	633	707	780
	35%	18,095	20,685	23,275	25,830	27,930	29,995	32,060	34,125	36,162	38,228	452	484	581	672	749	827
	40%	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000	41,328	43,690	517	554	665	768	857	945
	45%	23,265	26,595	29,925	33,210	35,910	38,565	41,220	43,875	46,494	49,151	581	623	748	864	964	1,063
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	60%	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500	61,992	65,534	775	831	997	1,152	1,285	1,418
	70%	36,190	41,370	46,550	51,660	55,860	59,990	64,120	68,250	72,324	76,457	904	969	1,163	1,344	1,499	1,654
	80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	78,000	82,656	87,379	1,034	1,108	1,330	1,536	1,714	1,891
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	9,950	11,375	12,800	14,200	15,350	16,475	17,625	18,750	19,880	21,016	248	266	320	369	411	454
	28% - HS	11,144	12,740	14,336	15,904	17,192	18,452	19,740	21,000	22,266	23,538	278	298	358	413	461	509
	30% - HS	11,940	13,650	15,360	17,040	18,420	19,770	21,150	22,500	23,856	25,219	298	319	384	443	494	545
	33% - HS	13,134	15,015	16,896	18,744	20,262	21,747	23,265	24,750	26,242	27,741	328	351	422	487	543	600
	35% - HS	13,930	15,925	17,920	19,880	21,490	23,065	24,675	26,250	27,832	29,422	348	373	448	517	576	636
	40% - HS	15,920	18,200	20,480	22,720	24,560	26,360	28,200	30,000	31,808	33,626	398	426	512	591	659	727
	45% - HS	17,910	20,475	23,040	25,560	27,630	29,655	31,725	33,750	35,784	37,829	447	479	576	664	741	818
	50% - HS	19,900	22,750	25,600	28,400	30,700	32,950	35,250	37,500	39,760	42,032	497	533	640	738	823	909
60% - HS	23,880	27,300	30,720	34,080	36,840	39,540	42,300	45,000	47,712	50,438	597	639	768	886	988	1,091	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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) Median: 72,700	20%	10,340	11,820	13,300	14,760	15,960	17,140	18,320	19,500	20,664	21,845	258	277	332	384	428	472
	25%	12,925	14,775	16,625	18,450	19,950	21,425	22,900	24,375	25,830	27,306	323	346	415	480	535	590
	28%	14,476	16,548	18,620	20,664	22,344	23,996	25,648	27,300	28,930	30,583	361	387	465	537	599	661
	30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	29,250	30,996	32,767	387	415	498	576	642	709
	33%	17,061	19,503	21,945	24,354	26,334	28,281	30,228	32,175	34,096	36,044	426	457	548	633	707	780
	35%	18,095	20,685	23,275	25,830	27,930	29,995	32,060	34,125	36,162	38,228	452	484	581	672	749	827
	40%	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000	41,328	43,690	517	554	665	768	857	945
	45%	23,265	26,595	29,925	33,210	35,910	38,565	41,220	43,875	46,494	49,151	581	623	748	864	964	1,063
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	60%	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500	61,992	65,534	775	831	997	1,152	1,285	1,418
	70%	36,190	41,370	46,550	51,660	55,860	59,990	64,120	68,250	72,324	76,457	904	969	1,163	1,344	1,499	1,654
	80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	78,000	82,656	87,379	1,034	1,108	1,330	1,536	1,714	1,891
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Holmes County Median: 49,800	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,220	11,680	13,140	14,600	15,780	16,940	18,120	19,280	20,440	21,608	255	273	328	379	423	467
	25%	12,775	14,600	16,425	18,250	19,725	21,175	22,650	24,100	25,550	27,010	319	342	410	474	529	584
	28%	14,308	16,352	18,396	20,440	22,092	23,716	25,368	26,992	28,616	30,251	357	383	459	531	592	654
	30%	15,330	17,520	19,710	21,900	23,670	25,410	27,180	28,920	30,660	32,412	383	410	492	569	635	701
	33%	16,863	19,272	21,681	24,090	26,037	27,951	29,898	31,812	33,726	35,653	421	451	542	626	698	771
	35%	17,885	20,440	22,995	25,550	27,615	29,645	31,710	33,740	35,770	37,814	447	479	574	664	741	818
	40%	20,440	23,360	26,280	29,200	31,560	33,880	36,240	38,560	40,880	43,216	511	547	657	759	847	935
	45%	22,995	26,280	29,565	32,850	35,505	38,115	40,770	43,380	45,990	48,618	574	615	739	854	952	1,051
	50%	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	51,100	54,020	638	684	821	949	1,058	1,168
	55%	28,105	32,120	36,135	40,150	43,395	46,585	49,830	53,020	56,210	59,422	702	752	903	1,044	1,164	1,285
	60%	30,660	35,040	39,420	43,800	47,340	50,820	54,360	57,840	61,320	64,824	766	821	985	1,139	1,270	1,402
	70%	35,770	40,880	45,990	51,100	55,230	59,290	63,420	67,480	71,540	75,628	894	958	1,149	1,329	1,482	1,636
	80%	40,880	46,720	52,560	58,400	63,120	67,760	72,480	77,120	81,760	86,432	1,022	1,095	1,314	1,519	1,694	1,870
	120%	61,320	70,080	78,840	87,600	94,680	101,640	108,720	115,680	122,640	129,648	1,533	1,642	1,971	2,278	2,541	2,805
140%	71,540	81,760	91,980	102,200	110,460	118,580	126,840	134,960	143,080	151,256	1,788	1,916	2,299	2,658	2,964	3,272	
Median: 77,600																	
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	13,600	15,525	17,475	19,400	20,975	22,525	24,075	25,625	27,160	28,712	340	364	436	504	563	621
	28% - HS	15,232	17,388	19,572	21,728	23,492	25,228	26,964	28,700	30,419	32,157	380	407	489	565	630	695
	30% - HS	16,320	18,630	20,970	23,280	25,170	27,030	28,890	30,750	32,592	34,454	408	436	524	605	675	745
	33% - HS	17,952	20,493	23,067	25,608	27,687	29,733	31,779	33,825	35,851	37,900	448	480	576	666	743	820
	35% - HS	19,040	21,735	24,465	27,160	29,365	31,535	33,705	35,875	38,024	40,197	476	509	611	706	788	869
	40% - HS	21,760	24,840	27,960	31,040	33,560	36,040	38,520	41,000	43,456	45,939	544	582	699	807	901	994
	45% - HS	24,480	27,945	31,455	34,920	37,755	40,545	43,335	46,125	48,888	51,682	612	655	786	908	1,013	1,118
	50% - HS	27,200	31,050	34,950	38,800	41,950	45,050	48,150	51,250	54,320	57,424	680	728	873	1,009	1,126	1,242
	55% - HS	29,920	34,155	38,445	42,680	46,145	49,555	52,965	56,375	59,752	63,166	748	800	961	1,110	1,238	1,366
60% - HS	32,640	37,260	41,940	46,560	50,340	54,060	57,780	61,500	65,184	68,909	816	873	1,048	1,211	1,351	1,491	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Median: 53,000																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,375	15,300	17,200	19,100	20,650	22,175	23,700	25,225	26,740	28,268	334	358	430	496	554	611
	28% - HS	14,980	17,136	19,264	21,392	23,128	24,836	26,544	28,252	29,949	31,660	374	401	481	556	620	684
	30% - HS	16,050	18,360	20,640	22,920	24,780	26,610	28,440	30,270	32,088	33,922	401	430	516	596	665	733
<i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	33% - HS	17,655	20,196	22,704	25,212	27,258	29,271	31,284	33,297	35,297	37,314	441	473	567	655	731	807
	35% - HS	18,725	21,420	24,080	26,740	28,910	31,045	33,180	35,315	37,436	39,575	468	501	602	695	776	856
	40% - HS	21,400	24,480	27,520	30,560	33,040	35,480	37,920	40,360	42,784	45,229	535	573	688	795	887	978
	45% - HS	24,075	27,540	30,960	34,380	37,170	39,915	42,660	45,405	48,132	50,882	601	645	774	894	997	1,100
	50% - HS	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450	53,480	56,536	668	716	860	993	1,108	1,223
	60% - HS	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540	64,176	67,843	802	860	1,032	1,192	1,330	1,467

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	8,000	9,140	10,280	11,420	12,340	13,260	14,180	15,080	15,988	16,902	200	214	257	297	331	365
	25%	10,000	11,425	12,850	14,275	15,425	16,575	17,725	18,850	19,985	21,127	250	267	321	371	414	457
	28%	11,200	12,796	14,392	15,988	17,276	18,564	19,852	21,112	22,383	23,662	280	299	359	415	464	512
	30%	12,000	13,710	15,420	17,130	18,510	19,890	21,270	22,620	23,982	25,352	300	321	385	445	497	548
	33%	13,200	15,081	16,962	18,843	20,361	21,879	23,397	24,882	26,380	27,888	330	353	424	490	546	603
	35%	14,000	15,995	17,990	19,985	21,595	23,205	24,815	26,390	27,979	29,578	350	374	449	519	580	640
	40%	16,000	18,280	20,560	22,840	24,680	26,520	28,360	30,160	31,976	33,803	400	428	514	594	663	731
	45%	18,000	20,565	23,130	25,695	27,765	29,835	31,905	33,930	35,973	38,029	450	482	578	668	745	822
	50%	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	39,970	42,254	500	535	642	742	828	914
	60%	24,000	27,420	30,840	34,260	37,020	39,780	42,540	45,240	47,964	50,705	600	642	771	891	994	1,097
	70%	28,000	31,990	35,980	39,970	43,190	46,410	49,630	52,780	55,958	59,156	700	749	899	1,039	1,160	1,280
	80%	32,000	36,560	41,120	45,680	49,360	53,040	56,720	60,320	63,952	67,606	800	857	1,028	1,188	1,326	1,463
	120%	48,000	54,840	61,680	68,520	74,040	79,560	85,080	90,480	95,928	101,410	1,200	1,285	1,542	1,782	1,989	2,194
	140%	56,000	63,980	71,960	79,940	86,380	92,820	99,260	105,560	111,916	118,311	1,400	1,499	1,799	2,079	2,320	2,560
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	10,900	12,450	14,000	15,550	16,800	18,050	19,300	20,550	21,770	23,014	272	291	350	404	451	498
	28% - HS	12,208	13,944	15,680	17,416	18,816	20,216	21,616	23,016	24,382	25,776	305	326	392	452	505	557
	30% - HS	13,080	14,940	16,800	18,660	20,160	21,660	23,160	24,660	26,124	27,617	327	350	420	485	541	597
	33% - HS	14,388	16,434	18,480	20,526	22,176	23,826	25,476	27,126	28,736	30,378	359	385	462	533	595	657
	35% - HS	15,260	17,430	19,600	21,770	23,520	25,270	27,020	28,770	30,478	32,220	381	408	490	566	631	697
	40% - HS	17,440	19,920	22,400	24,880	26,880	28,880	30,880	32,880	34,832	36,822	436	467	560	647	722	797
	45% - HS	19,620	22,410	25,200	27,990	30,240	32,490	34,740	36,990	39,186	41,425	490	525	630	727	812	896
50% - HS	21,800	24,900	28,000	31,100	33,600	36,100	38,600	41,100	43,540	46,028	545	583	700	808	902	996	
60% - HS	26,160	29,880	33,600	37,320	40,320	43,320	46,320	49,320	52,248	55,234	654	700	840	970	1,083	1,195	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 70,800																	
Lee County (Cape Coral-Fort Myers MSA)	20%	10,080	11,520	12,960	14,380	15,540	16,700	17,840	19,000	20,132	21,282	252	270	324	374	417	460
	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
	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
	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
	70%	35,280	40,320	45,360	50,330	54,390	58,450	62,440	66,500	70,462	74,488	882	945	1,134	1,309	1,461	1,611
	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
	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
Median: 71,900																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 76,400																	
HERA Special Limits per Section 142(d)(2)(E) <i>(Est. 2021)</i> For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	13,375	15,300	17,200	19,100	20,650	22,175	23,700	25,225	26,740	28,268	334	358	430	496	554	611
	28% - HS	14,980	17,136	19,264	21,392	23,128	24,836	26,544	28,252	29,949	31,660	374	401	481	556	620	684
	30% - HS	16,050	18,360	20,640	22,920	24,780	26,610	28,440	30,270	32,088	33,922	401	430	516	596	665	733
	33% - HS	17,655	20,196	22,704	25,212	27,258	29,271	31,284	33,297	35,297	37,314	441	473	567	655	731	807
	35% - HS	18,725	21,420	24,080	26,740	28,910	31,045	33,180	35,315	37,436	39,575	468	501	602	695	776	856
	40% - HS	21,400	24,480	27,520	30,560	33,040	35,480	37,920	40,360	42,784	45,229	535	573	688	795	887	978
	45% - HS	24,075	27,540	30,960	34,380	37,170	39,915	42,660	45,405	48,132	50,882	601	645	774	894	997	1,100
	50% - HS	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450	53,480	56,536	668	716	860	993	1,108	1,223
	60% - HS	32,100	36,720	41,280	45,840	49,560	53,220	56,880	60,540	64,176	67,843	802	860	1,032	1,192	1,330	1,467
80% - HS	42,800	48,960	55,040	61,120	66,080	70,960	75,840	80,720	85,568	90,458	1,070	1,147	1,376	1,590	1,774	1,957	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 50,500	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2009) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,450	11,950	13,450	14,925	16,125	17,325	18,525	19,725	20,895	22,089	261	280	336	388	433	478
	28% - HS	11,704	13,384	15,064	16,716	18,060	19,404	20,748	22,092	23,402	24,740	292	313	376	434	485	535
	30% - HS	12,540	14,340	16,140	17,910	19,350	20,790	22,230	23,670	25,074	26,507	313	336	403	465	519	573
	33% - HS	13,794	15,774	17,754	19,701	21,285	22,869	24,453	26,037	27,581	29,157	344	369	443	512	571	631
	35% - HS	14,630	16,730	18,830	20,895	22,575	24,255	25,935	27,615	29,253	30,925	365	392	470	543	606	669
	40% - HS	16,720	19,120	21,520	23,880	25,800	27,720	29,640	31,560	33,432	35,342	418	448	538	621	693	765
	45% - HS	18,810	21,510	24,210	26,865	29,025	31,185	33,345	35,505	37,611	39,760	470	504	605	698	779	860
50% - HS	20,900	23,900	26,900	29,850	32,250	34,650	37,050	39,450	41,790	44,178	522	560	672	776	866	956	
60% - HS	25,080	28,680	32,280	35,820	38,700	41,580	44,460	47,340	50,148	53,014	627	672	807	931	1,039	1,147	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 50,300	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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
	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
	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
	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
	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
	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
	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	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 47,700	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2011) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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	

Note: The general 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 release: 4/1/2021

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Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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-Sarasota-Bradenton MSA) Median: 77,200	20%	10,820	12,360	13,900	15,440	16,680	17,920	19,160	20,400	21,616	22,851	270	289	347	401	448	494
	25%	13,525	15,450	17,375	19,300	20,850	22,400	23,950	25,500	27,020	28,564	338	362	434	501	560	618
	28%	15,148	17,304	19,460	21,616	23,352	25,088	26,824	28,560	30,262	31,992	378	405	486	562	627	692
	30%	16,230	18,540	20,850	23,160	25,020	26,880	28,740	30,600	32,424	34,277	405	434	521	602	672	741
	33%	17,853	20,394	22,935	25,476	27,522	29,568	31,614	33,660	35,666	37,704	446	478	573	662	739	815
	35%	18,935	21,630	24,325	27,020	29,190	31,360	33,530	35,700	37,828	39,990	473	507	608	702	784	865
	40%	21,640	24,720	27,800	30,880	33,360	35,840	38,320	40,800	43,232	45,702	541	579	695	803	896	989
	45%	24,345	27,810	31,275	34,740	37,530	40,320	43,110	45,900	48,636	51,415	608	651	781	903	1,008	1,112
	50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000	54,040	57,128	676	724	868	1,003	1,120	1,236
	60%	32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200	64,848	68,554	811	869	1,042	1,204	1,344	1,483
	70%	37,870	43,260	48,650	54,040	58,380	62,720	67,060	71,400	75,656	79,979	946	1,014	1,216	1,405	1,568	1,730
	80%	43,280	49,440	55,600	61,760	66,720	71,680	76,640	81,600	86,464	91,405	1,082	1,159	1,390	1,606	1,792	1,978
	120%	64,920	74,160	83,400	92,640	100,080	107,520	114,960	122,400	129,696	137,107	1,623	1,738	2,085	2,409	2,688	2,967
	140%	75,740	86,520	97,300	108,080	116,760	125,440	134,120	142,800	151,312	159,958	1,893	2,028	2,432	2,810	3,136	3,461
Marion County (Ocala MSA) Median: 55,600	20%	7,800	8,900	10,020	11,120	12,020	12,900	13,800	14,680	15,568	16,458	195	208	250	289	322	356
	25%	9,750	11,125	12,525	13,900	15,025	16,125	17,250	18,350	19,460	20,572	243	260	313	361	403	445
	28%	10,920	12,460	14,028	15,568	16,828	18,060	19,320	20,552	21,795	23,041	273	292	350	404	451	498
	30%	11,700	13,350	15,030	16,680	18,030	19,350	20,700	22,020	23,352	24,686	292	313	375	433	483	534
	33%	12,870	14,685	16,533	18,348	19,833	21,285	22,770	24,222	25,687	27,155	321	344	413	477	532	587
	35%	13,650	15,575	17,535	19,460	21,035	22,575	24,150	25,690	27,244	28,801	341	365	438	506	564	623
	40%	15,600	17,800	20,040	22,240	24,040	25,800	27,600	29,360	31,136	32,915	390	417	501	578	645	712
	45%	17,550	20,025	22,545	25,020	27,045	29,025	31,050	33,030	35,028	37,030	438	469	563	650	725	801
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700	38,920	41,144	487	521	626	723	806	890
	60%	23,400	26,700	30,060	33,360	36,060	38,700	41,400	44,040	46,704	49,373	585	626	751	867	967	1,068
	70%	27,300	31,150	35,070	38,920	42,070	45,150	48,300	51,380	54,488	57,602	682	730	876	1,012	1,128	1,246
	80%	31,200	35,600	40,080	44,480	48,080	51,600	55,200	58,720	62,272	65,830	780	835	1,002	1,157	1,290	1,424
	120%	46,800	53,400	60,120	66,720	72,120	77,400	82,800	88,080	93,408	98,746	1,170	1,252	1,503	1,735	1,935	2,136
	140%	54,600	62,300	70,140	77,840	84,140	90,300	96,600	102,760	108,976	115,203	1,365	1,461	1,753	2,024	2,257	2,492

Note: The general 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 release: 4/1/2021

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Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,020	11,440	12,880	14,300	15,460	16,600	17,740	18,880	20,020	21,164	250	268	322	372	415	457
	25%	12,525	14,300	16,100	17,875	19,325	20,750	22,175	23,600	25,025	26,455	313	335	402	465	518	572
	28%	14,028	16,016	18,032	20,020	21,644	23,240	24,836	26,432	28,028	29,630	350	375	450	520	581	640
	30%	15,030	17,160	19,320	21,450	23,190	24,900	26,610	28,320	30,030	31,746	375	402	483	558	622	686
	33%	16,533	18,876	21,252	23,595	25,509	27,390	29,271	31,152	33,033	34,921	413	442	531	613	684	755
	35%	17,535	20,020	22,540	25,025	27,055	29,050	31,045	33,040	35,035	37,037	438	469	563	651	726	801
	40%	20,040	22,880	25,760	28,600	30,920	33,200	35,480	37,760	40,040	42,328	501	536	644	744	830	915
	45%	22,545	25,740	28,980	32,175	34,785	37,350	39,915	42,480	45,045	47,619	563	603	724	837	933	1,029
	50%	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	50,050	52,910	626	670	805	930	1,037	1,144
	60%	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	60,060	63,492	751	804	966	1,116	1,245	1,373
	70%	35,070	40,040	45,080	50,050	54,110	58,100	62,090	66,080	70,070	74,074	876	938	1,127	1,302	1,452	1,602
	80%	40,080	45,760	51,520	57,200	61,840	66,400	70,960	75,520	80,080	84,656	1,002	1,073	1,288	1,488	1,660	1,831
	120%	60,120	68,640	77,280	85,800	92,760	99,600	106,440	113,280	120,120	126,984	1,503	1,609	1,932	2,232	2,490	2,746
	140%	70,140	80,080	90,160	100,100	108,220	116,200	124,180	132,160	140,140	148,148	1,753	1,877	2,254	2,604	2,905	3,204
Median: 71,500																	
Miami-Dade County (Miami-Miami Beach- Kendall HMFA; Miami-Fort Lauderdale- West Palm Beach MSA)	20%	12,660	14,480	16,280	18,080	19,540	20,980	22,420	23,880	25,312	26,758	316	339	407	470	524	578
	25%	15,825	18,100	20,350	22,600	24,425	26,225	28,025	29,850	31,640	33,448	395	424	508	587	655	723
	28%	17,724	20,272	22,792	25,312	27,356	29,372	31,388	33,432	35,437	37,462	443	474	569	658	734	810
	30%	18,990	21,720	24,420	27,120	29,310	31,470	33,630	35,820	37,968	40,138	474	508	610	705	786	868
	33%	20,889	23,892	26,862	29,832	32,241	34,617	36,993	39,402	41,765	44,151	522	559	671	775	865	954
	35%	22,155	25,340	28,490	31,640	34,195	36,715	39,235	41,790	44,296	46,827	553	593	712	822	917	1,012
	40%	25,320	28,960	32,560	36,160	39,080	41,960	44,840	47,760	50,624	53,517	633	678	814	940	1,049	1,157
	45%	28,485	32,580	36,630	40,680	43,965	47,205	50,445	53,730	56,952	60,206	712	763	915	1,058	1,180	1,302
	50%	31,650	36,200	40,700	45,200	48,850	52,450	56,050	59,700	63,280	66,896	791	848	1,017	1,175	1,311	1,446
	60%	37,980	43,440	48,840	54,240	58,620	62,940	67,260	71,640	75,936	80,275	949	1,017	1,221	1,410	1,573	1,736
	70%	44,310	50,680	56,980	63,280	68,390	73,430	78,470	83,580	88,592	93,654	1,107	1,187	1,424	1,645	1,835	2,025
	80%	50,640	57,920	65,120	72,320	78,160	83,920	89,680	95,520	101,248	107,034	1,266	1,357	1,628	1,881	2,098	2,315
	120%	75,960	86,880	97,680	108,480	117,240	125,880	134,520	143,280	151,872	160,550	1,899	2,035	2,442	2,821	3,147	3,472
	140%	88,620	101,360	113,960	126,560	136,780	146,860	156,940	167,160	177,184	187,309	2,215	2,374	2,849	3,291	3,671	4,051
Median: 61,000																	

Note: The general 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.

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	14,240	16,280	18,320	20,340	21,980	23,600	25,240	26,860	28,476	30,103	356	381	458	529	590	651
	25%	17,800	20,350	22,900	25,425	27,475	29,500	31,550	33,575	35,595	37,629	445	476	572	661	737	814
	28%	19,936	22,792	25,648	28,476	30,772	33,040	35,336	37,604	39,866	42,144	498	534	641	740	826	911
	30%	21,360	24,420	27,480	30,510	32,970	35,400	37,860	40,290	42,714	45,155	534	572	687	793	885	976
	33%	23,496	26,862	30,228	33,561	36,267	38,940	41,646	44,319	46,985	49,670	587	629	755	872	973	1,074
	35%	24,920	28,490	32,060	35,595	38,465	41,300	44,170	47,005	49,833	52,681	623	667	801	925	1,032	1,139
	40%	28,480	32,560	36,640	40,680	43,960	47,200	50,480	53,720	56,952	60,206	712	763	916	1,058	1,180	1,302
	45%	32,040	36,630	41,220	45,765	49,455	53,100	56,790	60,435	64,071	67,732	801	858	1,030	1,190	1,327	1,465
	50%	35,600	40,700	45,800	50,850	54,950	59,000	63,100	67,150	71,190	75,258	890	953	1,145	1,322	1,475	1,628
	60%	42,720	48,840	54,960	61,020	65,940	70,800	75,720	80,580	85,428	90,310	1,068	1,144	1,374	1,587	1,770	1,953
	70%	49,840	56,980	64,120	71,190	76,930	82,600	88,340	94,010	99,666	105,361	1,246	1,335	1,603	1,851	2,065	2,279
	80%	56,960	65,120	73,280	81,360	87,920	94,400	100,960	107,440	113,904	120,413	1,424	1,526	1,832	2,116	2,360	2,605
	120%	85,440	97,680	109,920	122,040	131,880	141,600	151,440	161,160	170,856	180,619	2,136	2,289	2,748	3,174	3,540	3,907
	140%	99,680	113,960	128,240	142,380	153,860	165,200	176,680	188,020	199,332	210,722	2,492	2,670	3,206	3,703	4,130	4,558
	150%	106,800	122,100	137,400	152,550	164,850	177,000	189,300	201,450	213,570	225,774	2,670	2,861	3,435	3,967	4,425	4,884
Median: 84,400																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 HMFA; Jacksonville MSA)	20%	10,480	11,980	13,480	14,960	16,160	17,360	18,560	19,760	20,944	22,141	262	280	337	389	434	479
	25%	13,100	14,975	16,850	18,700	20,200	21,700	23,200	24,700	26,180	27,676	327	350	421	486	542	598
	28%	14,672	16,772	18,872	20,944	22,624	24,304	25,984	27,664	29,322	30,997	366	393	471	544	607	670
	30%	15,720	17,970	20,220	22,440	24,240	26,040	27,840	29,640	31,416	33,211	393	421	505	583	651	718
	33%	17,292	19,767	22,242	24,684	26,664	28,644	30,624	32,604	34,558	36,532	432	463	556	641	716	790
	35%	18,340	20,965	23,590	26,180	28,280	30,380	32,480	34,580	36,652	38,746	458	491	589	680	759	838
	40%	20,960	23,960	26,960	29,920	32,320	34,720	37,120	39,520	41,888	44,282	524	561	674	778	868	958
	45%	23,580	26,955	30,330	33,660	36,360	39,060	41,760	44,460	47,124	49,817	589	631	758	875	976	1,077
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	60%	31,440	35,940	40,440	44,880	48,480	52,080	55,680	59,280	62,832	66,422	786	842	1,011	1,167	1,302	1,437
	70%	36,680	41,930	47,180	52,360	56,560	60,760	64,960	69,160	73,304	77,493	917	982	1,179	1,361	1,519	1,676
	80%	41,920	47,920	53,920	59,840	64,640	69,440	74,240	79,040	83,776	88,563	1,048	1,123	1,348	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,125	15,000	16,875	18,750	20,250	21,750	23,250	24,750	26,250	27,750	328	351	421	487	543	600
	28% - 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
	30% - HS	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700	31,500	33,300	393	421	506	585	652	720
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	17,325	19,800	22,275	24,750	26,730	28,710	30,690	32,670	34,650	36,630	433	464	556	643	717	792
	35% - HS	18,375	21,000	23,625	26,250	28,350	30,450	32,550	34,650	36,750	38,850	459	492	590	682	761	840
	40% - 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
	45% - HS	23,625	27,000	30,375	33,750	36,450	39,150	41,850	44,550	47,250	49,950	590	632	759	877	978	1,080
	50% - HS	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500	52,500	55,500	656	703	843	975	1,087	1,200
	60% - HS	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	63,000	66,600	787	843	1,012	1,170	1,305	1,440

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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) Median: 78,600	20%	11,020	12,580	14,160	15,720	16,980	18,240	19,500	20,760	22,008	23,266	275	295	354	408	456	503
	25%	13,775	15,725	17,700	19,650	21,225	22,800	24,375	25,950	27,510	29,082	344	368	442	510	570	629
	28%	15,428	17,612	19,824	22,008	23,772	25,536	27,300	29,064	30,811	32,572	385	413	495	572	638	704
	30%	16,530	18,870	21,240	23,580	25,470	27,360	29,250	31,140	33,012	34,898	413	442	531	613	684	754
	33%	18,183	20,757	23,364	25,938	28,017	30,096	32,175	34,254	36,313	38,388	454	486	584	674	752	830
	35%	19,285	22,015	24,780	27,510	29,715	31,920	34,125	36,330	38,514	40,715	482	516	619	715	798	880
	40%	22,040	25,160	28,320	31,440	33,960	36,480	39,000	41,520	44,016	46,531	551	590	708	817	912	1,006
	45%	24,795	28,305	31,860	35,370	38,205	41,040	43,875	46,710	49,518	52,348	619	663	796	919	1,026	1,132
	50%	27,550	31,450	35,400	39,300	42,450	45,600	48,750	51,900	55,020	58,164	688	737	885	1,021	1,140	1,258
	60%	33,060	37,740	42,480	47,160	50,940	54,720	58,500	62,280	66,024	69,797	826	885	1,062	1,226	1,368	1,509
	70%	38,570	44,030	49,560	55,020	59,430	63,840	68,250	72,660	77,028	81,430	964	1,032	1,239	1,430	1,596	1,761
	80%	44,080	50,320	56,640	62,880	67,920	72,960	78,000	83,040	88,032	93,062	1,102	1,180	1,416	1,635	1,824	2,013
	120%	66,120	75,480	84,960	94,320	101,880	109,440	117,000	124,560	132,048	139,594	1,653	1,770	2,124	2,452	2,736	3,019
	140%	77,140	88,060	99,120	110,040	118,860	127,680	136,500	145,320	154,056	162,859	1,928	2,065	2,478	2,861	3,192	3,522
Okeechobee County Median: 48,400	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	55%	29,425	33,605	37,785	41,965	45,375	48,730	52,085	55,440	58,751	62,108	735	787	944	1,091	1,218	1,344
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421	
Median: 70,800																	
Osceola County (Orlando-Kissimmee-Sanford MSA)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 70,800																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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- West Palm Beach MSA)	20%	12,000	13,700	15,420	17,120	18,500	19,860	21,240	22,600	23,968	25,338	300	321	385	445	496	548
	25%	15,000	17,125	19,275	21,400	23,125	24,825	26,550	28,250	29,960	31,672	375	401	481	556	620	685
	28%	16,800	19,180	21,588	23,968	25,900	27,804	29,736	31,640	33,555	35,473	420	449	539	623	695	767
	30%	18,000	20,550	23,130	25,680	27,750	29,790	31,860	33,900	35,952	38,006	450	481	578	667	744	822
	33%	19,800	22,605	25,443	28,248	30,525	32,769	35,046	37,290	39,547	41,807	495	530	636	734	819	904
	35%	21,000	23,975	26,985	29,960	32,375	34,755	37,170	39,550	41,944	44,341	525	562	674	779	868	959
	40%	24,000	27,400	30,840	34,240	37,000	39,720	42,480	45,200	47,936	50,675	600	642	771	890	993	1,096
	45%	27,000	30,825	34,695	38,520	41,625	44,685	47,790	50,850	53,928	57,010	675	722	867	1,001	1,117	1,233
	50%	30,000	34,250	38,550	42,800	46,250	49,650	53,100	56,500	59,920	63,344	750	803	963	1,113	1,241	1,370
	60%	36,000	41,100	46,260	51,360	55,500	59,580	63,720	67,800	71,904	76,013	900	963	1,156	1,335	1,489	1,644
	70%	42,000	47,950	53,970	59,920	64,750	69,510	74,340	79,100	83,888	88,682	1,050	1,124	1,349	1,558	1,737	1,918
	80%	48,000	54,800	61,680	68,480	74,000	79,440	84,960	90,400	95,872	101,350	1,200	1,285	1,542	1,781	1,986	2,192
	120%	72,000	82,200	92,520	102,720	111,000	119,160	127,440	135,600	143,808	152,026	1,800	1,927	2,313	2,671	2,979	3,288
	140%	84,000	95,900	107,940	119,840	129,500	139,020	148,680	158,200	167,776	177,363	2,100	2,248	2,698	3,116	3,475	3,836
Median: 80,200																	
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	15,375	17,575	19,775	21,950	23,725	25,475	27,225	28,975	30,730	32,486	384	411	494	570	636	702
	28% - HS	17,220	19,684	22,148	24,584	26,572	28,532	30,492	32,452	34,418	36,384	430	461	553	639	713	786
	30% - HS	18,450	21,090	23,730	26,340	28,470	30,570	32,670	34,770	36,876	38,983	461	494	593	685	764	843
	33% - HS	20,295	23,199	26,103	28,974	31,317	33,627	35,937	38,247	40,564	42,882	507	543	652	753	840	927
	35% - HS	21,525	24,605	27,685	30,730	33,215	35,665	38,115	40,565	43,022	45,480	538	576	692	799	891	983
	40% - HS	24,600	28,120	31,640	35,120	37,960	40,760	43,560	46,360	49,168	51,978	615	659	791	913	1,019	1,124
	45% - HS	27,675	31,635	35,595	39,510	42,705	45,855	49,005	52,155	55,314	58,475	691	741	889	1,027	1,146	1,264
	50% - HS	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	61,460	64,972	768	823	988	1,141	1,273	1,405
60% - HS	36,900	42,180	47,460	52,680	56,940	61,140	65,340	69,540	73,752	77,966	922	988	1,186	1,370	1,528	1,686	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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) Median: 72,700	20%	10,340	11,820	13,300	14,760	15,960	17,140	18,320	19,500	20,664	21,845	258	277	332	384	428	472
	25%	12,925	14,775	16,625	18,450	19,950	21,425	22,900	24,375	25,830	27,306	323	346	415	480	535	590
	28%	14,476	16,548	18,620	20,664	22,344	23,996	25,648	27,300	28,930	30,583	361	387	465	537	599	661
	30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	29,250	30,996	32,767	387	415	498	576	642	709
	33%	17,061	19,503	21,945	24,354	26,334	28,281	30,228	32,175	34,096	36,044	426	457	548	633	707	780
	35%	18,095	20,685	23,275	25,830	27,930	29,995	32,060	34,125	36,162	38,228	452	484	581	672	749	827
	40%	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000	41,328	43,690	517	554	665	768	857	945
	45%	23,265	26,595	29,925	33,210	35,910	38,565	41,220	43,875	46,494	49,151	581	623	748	864	964	1,063
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	60%	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500	61,992	65,534	775	831	997	1,152	1,285	1,418
	70%	36,190	41,370	46,550	51,660	55,860	59,990	64,120	68,250	72,324	76,457	904	969	1,163	1,344	1,499	1,654
	80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	78,000	82,656	87,379	1,034	1,108	1,330	1,536	1,714	1,891
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Pinellas County (Tampa-St.Petersburg- Clearwater MSA) Median: 72,700	20%	10,340	11,820	13,300	14,760	15,960	17,140	18,320	19,500	20,664	21,845	258	277	332	384	428	472
	25%	12,925	14,775	16,625	18,450	19,950	21,425	22,900	24,375	25,830	27,306	323	346	415	480	535	590
	28%	14,476	16,548	18,620	20,664	22,344	23,996	25,648	27,300	28,930	30,583	361	387	465	537	599	661
	30%	15,510	17,730	19,950	22,140	23,940	25,710	27,480	29,250	30,996	32,767	387	415	498	576	642	709
	33%	17,061	19,503	21,945	24,354	26,334	28,281	30,228	32,175	34,096	36,044	426	457	548	633	707	780
	35%	18,095	20,685	23,275	25,830	27,930	29,995	32,060	34,125	36,162	38,228	452	484	581	672	749	827
	40%	20,680	23,640	26,600	29,520	31,920	34,280	36,640	39,000	41,328	43,690	517	554	665	768	857	945
	45%	23,265	26,595	29,925	33,210	35,910	38,565	41,220	43,875	46,494	49,151	581	623	748	864	964	1,063
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	60%	31,020	35,460	39,900	44,280	47,880	51,420	54,960	58,500	61,992	65,534	775	831	997	1,152	1,285	1,418
	70%	36,190	41,370	46,550	51,660	55,860	59,990	64,120	68,250	72,324	76,457	904	969	1,163	1,344	1,499	1,654
	80%	41,360	47,280	53,200	59,040	63,840	68,560	73,280	78,000	82,656	87,379	1,034	1,108	1,330	1,536	1,714	1,891
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	8,640	9,880	11,120	12,340	13,340	14,320	15,320	16,300	17,276	18,263	216	231	278	321	358	395
	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
	70%	30,240	34,580	38,920	43,190	46,690	50,120	53,620	57,050	60,466	63,921	756	810	973	1,123	1,253	1,383
	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
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 55,700	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	10,375	11,850	13,325	14,800	16,000	17,175	18,375	19,550	20,720	21,904	259	277	333	385	429	474
	28% - HS	11,620	13,272	14,924	16,576	17,920	19,236	20,580	21,896	23,206	24,532	290	311	373	431	480	530
	30% - HS	12,450	14,220	15,990	17,760	19,200	20,610	22,050	23,460	24,864	26,285	311	333	399	462	515	568
	33% - HS	13,695	15,642	17,589	19,536	21,120	22,671	24,255	25,806	27,350	28,913	342	366	439	508	566	625
	35% - HS	14,525	16,590	18,655	20,720	22,400	24,045	25,725	27,370	29,008	30,666	363	388	466	539	601	663
	40% - HS	16,600	18,960	21,320	23,680	25,600	27,480	29,400	31,280	33,152	35,046	415	444	533	616	687	758
	45% - HS	18,675	21,330	23,985	26,640	28,800	30,915	33,075	35,190	37,296	39,427	466	500	599	693	772	853
50% - HS	20,750	23,700	26,650	29,600	32,000	34,350	36,750	39,100	41,440	43,808	518	555	666	770	858	948	
60% - HS	24,900	28,440	31,980	35,520	38,400	41,220	44,100	46,920	49,728	52,570	622	666	799	924	1,030	1,137	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 HMFA; Jacksonville MSA)	20%	10,480	11,980	13,480	14,960	16,160	17,360	18,560	19,760	20,944	22,141	262	280	337	389	434	479
	25%	13,100	14,975	16,850	18,700	20,200	21,700	23,200	24,700	26,180	27,676	327	350	421	486	542	598
	28%	14,672	16,772	18,872	20,944	22,624	24,304	25,984	27,664	29,322	30,997	366	393	471	544	607	670
	30%	15,720	17,970	20,220	22,440	24,240	26,040	27,840	29,640	31,416	33,211	393	421	505	583	651	718
	33%	17,292	19,767	22,242	24,684	26,664	28,644	30,624	32,604	34,558	36,532	432	463	556	641	716	790
	35%	18,340	20,965	23,590	26,180	28,280	30,380	32,480	34,580	36,652	38,746	458	491	589	680	759	838
	40%	20,960	23,960	26,960	29,920	32,320	34,720	37,120	39,520	41,888	44,282	524	561	674	778	868	958
	45%	23,580	26,955	30,330	33,660	36,360	39,060	41,760	44,460	47,124	49,817	589	631	758	875	976	1,077
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	60%	31,440	35,940	40,440	44,880	48,480	52,080	55,680	59,280	62,832	66,422	786	842	1,011	1,167	1,302	1,437
	70%	36,680	41,930	47,180	52,360	56,560	60,760	64,960	69,160	73,304	77,493	917	982	1,179	1,361	1,519	1,676
	80%	41,920	47,920	53,920	59,840	64,640	69,440	74,240	79,040	83,776	88,563	1,048	1,123	1,348	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
HERA Special Limits per Section 142(d)(2)(E) (Est. 2021)	25% - HS	13,125	15,000	16,875	18,750	20,250	21,750	23,250	24,750	26,250	27,750	328	351	421	487	543	600
	28% - 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
	30% - HS	15,750	18,000	20,250	22,500	24,300	26,100	27,900	29,700	31,500	33,300	393	421	506	585	652	720
For use by projects that placed in service at least one building on or before 12/31/2008	33% - HS	17,325	19,800	22,275	24,750	26,730	28,710	30,690	32,670	34,650	36,630	433	464	556	643	717	792
	35% - HS	18,375	21,000	23,625	26,250	28,350	30,450	32,550	34,650	36,750	38,850	459	492	590	682	761	840
	40% - 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
	45% - HS	23,625	27,000	30,375	33,750	36,450	39,150	41,850	44,550	47,250	49,950	590	632	759	877	978	1,080
	50% - HS	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500	52,500	55,500	656	703	843	975	1,087	1,200
	60% - HS	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400	63,000	66,600	787	843	1,012	1,170	1,305	1,440

Note: The general 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 release: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	10,020	11,440	12,880	14,300	15,460	16,600	17,740	18,880	20,020	21,164	250	268	322	372	415	457
	25%	12,525	14,300	16,100	17,875	19,325	20,750	22,175	23,600	25,025	26,455	313	335	402	465	518	572
	28%	14,028	16,016	18,032	20,020	21,644	23,240	24,836	26,432	28,028	29,630	350	375	450	520	581	640
	30%	15,030	17,160	19,320	21,450	23,190	24,900	26,610	28,320	30,030	31,746	375	402	483	558	622	686
	33%	16,533	18,876	21,252	23,595	25,509	27,390	29,271	31,152	33,033	34,921	413	442	531	613	684	755
	35%	17,535	20,020	22,540	25,025	27,055	29,050	31,045	33,040	35,035	37,037	438	469	563	651	726	801
	40%	20,040	22,880	25,760	28,600	30,920	33,200	35,480	37,760	40,040	42,328	501	536	644	744	830	915
	45%	22,545	25,740	28,980	32,175	34,785	37,350	39,915	42,480	45,045	47,619	563	603	724	837	933	1,029
	50%	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	50,050	52,910	626	670	805	930	1,037	1,144
	60%	30,060	34,320	38,640	42,900	46,380	49,800	53,220	56,640	60,060	63,492	751	804	966	1,116	1,245	1,373
	70%	35,070	40,040	45,080	50,050	54,110	58,100	62,090	66,080	70,070	74,074	876	938	1,127	1,302	1,452	1,602
	80%	40,080	45,760	51,520	57,200	61,840	66,400	70,960	75,520	80,080	84,656	1,002	1,073	1,288	1,488	1,660	1,831
	120%	60,120	68,640	77,280	85,800	92,760	99,600	106,440	113,280	120,120	126,984	1,503	1,609	1,932	2,232	2,490	2,746
	140%	70,140	80,080	90,160	100,100	108,220	116,200	124,180	132,160	140,140	148,148	1,753	1,877	2,254	2,604	2,905	3,204
Median: 71,500																	
Santa Rosa County (Pensacola-Ferry Pass-Brent MSA)	20%	9,680	11,060	12,440	13,820	14,940	16,040	17,140	18,260	19,348	20,454	242	259	311	359	401	442
	25%	12,100	13,825	15,550	17,275	18,675	20,050	21,425	22,825	24,185	25,567	302	324	388	449	501	553
	28%	13,552	15,484	17,416	19,348	20,916	22,456	23,996	25,564	27,087	28,635	338	362	435	503	561	619
	30%	14,520	16,590	18,660	20,730	22,410	24,060	25,710	27,390	29,022	30,680	363	388	466	539	601	663
	33%	15,972	18,249	20,526	22,803	24,651	26,466	28,281	30,129	31,924	33,748	399	427	513	593	661	730
	35%	16,940	19,355	21,770	24,185	26,145	28,070	29,995	31,955	33,859	35,794	423	453	544	629	701	774
	40%	19,360	22,120	24,880	27,640	29,880	32,080	34,280	36,520	38,696	40,907	484	518	622	719	802	885
	45%	21,780	24,885	27,990	31,095	33,615	36,090	38,565	41,085	43,533	46,021	544	583	699	808	902	995
	50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650	48,370	51,134	605	648	777	898	1,002	1,106
	60%	29,040	33,180	37,320	41,460	44,820	48,120	51,420	54,780	58,044	61,361	726	777	933	1,078	1,203	1,327
	70%	33,880	38,710	43,540	48,370	52,290	56,140	59,990	63,910	67,718	71,588	847	907	1,088	1,258	1,403	1,548
	80%	38,720	44,240	49,760	55,280	59,760	64,160	68,560	73,040	77,392	81,814	968	1,037	1,244	1,438	1,604	1,770
	120%	58,080	66,360	74,640	82,920	89,640	96,240	102,840	109,560	116,088	122,722	1,452	1,555	1,866	2,157	2,406	2,655
	140%	67,760	77,420	87,080	96,740	104,580	112,280	119,980	127,820	135,436	143,175	1,694	1,814	2,177	2,516	2,807	3,097
Median: 73,900																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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-Sarasota-Bradenton MSA)	20%	10,820	12,360	13,900	15,440	16,680	17,920	19,160	20,400	21,616	22,851	270	289	347	401	448	494
	25%	13,525	15,450	17,375	19,300	20,850	22,400	23,950	25,500	27,020	28,564	338	362	434	501	560	618
	28%	15,148	17,304	19,460	21,616	23,352	25,088	26,824	28,560	30,262	31,992	378	405	486	562	627	692
	30%	16,230	18,540	20,850	23,160	25,020	26,880	28,740	30,600	32,424	34,277	405	434	521	602	672	741
	33%	17,853	20,394	22,935	25,476	27,522	29,568	31,614	33,660	35,666	37,704	446	478	573	662	739	815
	35%	18,935	21,630	24,325	27,020	29,190	31,360	33,530	35,700	37,828	39,990	473	507	608	702	784	865
	40%	21,640	24,720	27,800	30,880	33,360	35,840	38,320	40,800	43,232	45,702	541	579	695	803	896	989
	45%	24,345	27,810	31,275	34,740	37,530	40,320	43,110	45,900	48,636	51,415	608	651	781	903	1,008	1,112
	50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000	54,040	57,128	676	724	868	1,003	1,120	1,236
	60%	32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200	64,848	68,554	811	869	1,042	1,204	1,344	1,483
	70%	37,870	43,260	48,650	54,040	58,380	62,720	67,060	71,400	75,656	79,979	946	1,014	1,216	1,405	1,568	1,730
	80%	43,280	49,440	55,600	61,760	66,720	71,680	76,640	81,600	86,464	91,405	1,082	1,159	1,390	1,606	1,792	1,978
	120%	64,920	74,160	83,400	92,640	100,080	107,520	114,960	122,400	129,696	137,107	1,623	1,738	2,085	2,409	2,688	2,967
	140%	75,740	86,520	97,300	108,080	116,760	125,440	134,120	142,800	151,312	159,958	1,893	2,028	2,432	2,810	3,136	3,461
Median: 77,200																	
Seminole County (Orlando-Kissimmee-Sanford MSA)	20%	10,700	12,220	13,740	15,260	16,500	17,720	18,940	20,160	21,364	22,585	267	286	343	397	443	488
	25%	13,375	15,275	17,175	19,075	20,625	22,150	23,675	25,200	26,705	28,231	334	358	429	496	553	610
	28%	14,980	17,108	19,236	21,364	23,100	24,808	26,516	28,224	29,910	31,619	374	401	480	555	620	684
	30%	16,050	18,330	20,610	22,890	24,750	26,580	28,410	30,240	32,046	33,877	401	429	515	595	664	733
	33%	17,655	20,163	22,671	25,179	27,225	29,238	31,251	33,264	35,251	37,265	441	472	566	655	730	806
	35%	18,725	21,385	24,045	26,705	28,875	31,010	33,145	35,280	37,387	39,523	468	501	601	694	775	855
	40%	21,400	24,440	27,480	30,520	33,000	35,440	37,880	40,320	42,728	45,170	535	573	687	794	886	977
	45%	24,075	27,495	30,915	34,335	37,125	39,870	42,615	45,360	48,069	50,816	601	644	772	893	996	1,099
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	60%	32,100	36,660	41,220	45,780	49,500	53,160	56,820	60,480	64,092	67,754	802	859	1,030	1,191	1,329	1,466
	70%	37,450	42,770	48,090	53,410	57,750	62,020	66,290	70,560	74,774	79,047	936	1,002	1,202	1,389	1,550	1,710
	80%	42,800	48,880	54,960	61,040	66,000	70,880	75,760	80,640	85,456	90,339	1,070	1,146	1,374	1,588	1,772	1,955
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 70,800																	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	9,440	10,780	12,120	13,460	14,540	15,620	16,700	17,780	18,844	19,921	236	252	303	350	390	431
	25%	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%	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%	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%	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%	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%	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%	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%	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%	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
	70%	33,040	37,730	42,420	47,110	50,890	54,670	58,450	62,230	65,954	69,723	826	884	1,060	1,225	1,366	1,508
	80%	37,760	43,120	48,480	53,840	58,160	62,480	66,800	71,120	75,376	79,683	944	1,011	1,212	1,400	1,562	1,724
	120%	56,640	64,680	72,720	80,760	87,240	93,720	100,200	106,680	113,064	119,525	1,416	1,516	1,818	2,100	2,343	2,586
	140%	66,080	75,460	84,840	94,220	101,780	109,340	116,900	124,460	131,908	139,446	1,652	1,769	2,121	2,450	2,733	3,017
HERA Special Limits per Section 142(d)(2)(E) (Re-est. 2020) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	25% - HS	12,500	14,275	16,050	17,825	19,275	20,700	22,125	23,550	24,955	26,381	312	334	401	463	517	570
	28% - HS	14,000	15,988	17,976	19,964	21,588	23,184	24,780	26,376	27,950	29,547	350	374	449	519	579	639
	30% - HS	15,000	17,130	19,260	21,390	23,130	24,840	26,550	28,260	29,946	31,657	375	401	481	556	621	685
	33% - HS	16,500	18,843	21,186	23,529	25,443	27,324	29,205	31,086	32,941	34,823	412	441	529	612	683	753
	35% - HS	17,500	19,985	22,470	24,955	26,985	28,980	30,975	32,970	34,937	36,933	437	468	561	649	724	799
	40% - HS	20,000	22,840	25,680	28,520	30,840	33,120	35,400	37,680	39,928	42,210	500	535	642	742	828	913
	45% - HS	22,500	25,695	28,890	32,085	34,695	37,260	39,825	42,390	44,919	47,486	562	602	722	834	931	1,027
50% - HS	25,000	28,550	32,100	35,650	38,550	41,400	44,250	47,100	49,910	52,762	625	669	802	927	1,035	1,141	
60% - HS	30,000	34,260	38,520	42,780	46,260	49,680	53,100	56,520	59,892	63,314	750	803	963	1,113	1,242	1,370	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 51,800	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Taylor County Median: 48,400	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

Note: The general 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 release: 4/1/2021

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2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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 Median: 53,600	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
HERA Special Limits per Section 142(d)(2)(E) (est. 2015) <i>For use by projects that placed in service at least one building on or before 12/31/2008</i>	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
	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	

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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) Median: 65,400	20%	9,160	10,480	11,780	13,080	14,140	15,180	16,220	17,280	18,312	19,358	229	245	294	340	379	418
	25%	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%	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%	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%	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%	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%	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%	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%	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%	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
	70%	32,060	36,680	41,230	45,780	49,490	53,130	56,770	60,480	64,092	67,754	801	859	1,030	1,190	1,328	1,465
	80%	36,640	41,920	47,120	52,320	56,560	60,720	64,880	69,120	73,248	77,434	916	982	1,178	1,361	1,518	1,675
	120%	54,960	62,880	70,680	78,480	84,840	91,080	97,320	103,680	109,872	116,150	1,374	1,473	1,767	2,041	2,277	2,512
	140%	64,120	73,360	82,460	91,560	98,980	106,260	113,540	120,960	128,184	135,509	1,603	1,718	2,061	2,381	2,656	2,931
Wakulla County (Wakulla County HMFA; Tallahassee MSA) Median: 73,100	20%	10,240	11,700	13,160	14,620	15,800	16,960	18,140	19,300	20,468	21,638	256	274	329	380	424	468
	25%	12,800	14,625	16,450	18,275	19,750	21,200	22,675	24,125	25,585	27,047	320	342	411	475	530	585
	28%	14,336	16,380	18,424	20,468	22,120	23,744	25,396	27,020	28,655	30,293	358	383	460	532	593	655
	30%	15,360	17,550	19,740	21,930	23,700	25,440	27,210	28,950	30,702	32,456	384	411	493	570	636	702
	33%	16,896	19,305	21,714	24,123	26,070	27,984	29,931	31,845	33,772	35,702	422	452	542	627	699	772
	35%	17,920	20,475	23,030	25,585	27,650	29,680	31,745	33,775	35,819	37,866	448	479	575	665	742	819
	40%	20,480	23,400	26,320	29,240	31,600	33,920	36,280	38,600	40,936	43,275	512	548	658	760	848	936
	45%	23,040	26,325	29,610	32,895	35,550	38,160	40,815	43,425	46,053	48,685	576	617	740	855	954	1,053
	50%	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250	51,170	54,094	640	685	822	950	1,060	1,170
	60%	30,720	35,100	39,480	43,860	47,400	50,880	54,420	57,900	61,404	64,913	768	822	987	1,140	1,272	1,404
	70%	35,840	40,950	46,060	51,170	55,300	59,360	63,490	67,550	71,638	75,732	896	959	1,151	1,330	1,484	1,638
	80%	40,960	46,800	52,640	58,480	63,200	67,840	72,560	77,200	81,872	86,550	1,024	1,097	1,316	1,521	1,696	1,872
	120%	61,440	70,200	78,960	87,720	94,800	101,760	108,840	115,800	122,808	129,826	1,536	1,645	1,974	2,281	2,544	2,808
	140%	71,680	81,900	92,120	102,340	110,600	118,720	126,980	135,100	143,276	151,463	1,792	1,919	2,303	2,661	2,968	3,276

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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)	20%	9,760	11,140	12,540	13,920	15,040	16,160	17,280	18,380	19,488	20,602	244	261	313	362	404	445
	25%	12,200	13,925	15,675	17,400	18,800	20,200	21,600	22,975	24,360	25,752	305	326	391	452	505	557
	28%	13,664	15,596	17,556	19,488	21,056	22,624	24,192	25,732	27,283	28,842	341	365	438	506	565	624
	30%	14,640	16,710	18,810	20,880	22,560	24,240	25,920	27,570	29,232	30,902	366	391	470	543	606	668
	33%	16,104	18,381	20,691	22,968	24,816	26,664	28,512	30,327	32,155	33,993	402	431	517	597	666	735
	35%	17,080	19,495	21,945	24,360	26,320	28,280	30,240	32,165	34,104	36,053	427	457	548	633	707	780
	40%	19,520	22,280	25,080	27,840	30,080	32,320	34,560	36,760	38,976	41,203	488	522	627	724	808	891
	45%	21,960	25,065	28,215	31,320	33,840	36,360	38,880	41,355	43,848	46,354	549	587	705	814	909	1,002
	50%	24,400	27,850	31,350	34,800	37,600	40,400	43,200	45,950	48,720	51,504	610	653	783	905	1,010	1,114
	60%	29,280	33,420	37,620	41,760	45,120	48,480	51,840	55,140	58,464	61,805	732	783	940	1,086	1,212	1,337
	70%	34,160	38,990	43,890	48,720	52,640	56,560	60,480	64,330	68,208	72,106	854	914	1,097	1,267	1,414	1,560
	80%	39,040	44,560	50,160	55,680	60,160	64,640	69,120	73,520	77,952	82,406	976	1,045	1,254	1,448	1,616	1,783
	120%	58,560	66,840	75,240	83,520	90,240	96,960	103,680	110,280	116,928	123,610	1,464	1,567	1,881	2,172	2,424	2,674
	140%	68,320	77,980	87,780	97,440	105,280	113,120	120,960	128,660	136,416	144,211	1,708	1,828	2,194	2,534	2,828	3,120
HERA Special Limits per Section 142(d)(2)(E) (est. 2019) For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	14,175	16,200	18,225	20,225	21,850	23,475	25,100	26,700	28,315	29,933	354	379	455	525	586	647
	28% - HS	15,876	18,144	20,412	22,652	24,472	26,292	28,112	29,904	31,713	33,525	396	425	510	589	657	725
	30% - HS	17,010	19,440	21,870	24,270	26,220	28,170	30,120	32,040	33,978	35,920	425	455	546	631	704	777
	33% - HS	18,711	21,384	24,057	26,697	28,842	30,987	33,132	35,244	37,376	39,512	467	501	601	694	774	854
	35% - HS	19,845	22,680	25,515	28,315	30,590	32,865	35,140	37,380	39,641	41,906	496	531	637	736	821	906
	40% - HS	22,680	25,920	29,160	32,360	34,960	37,560	40,160	42,720	45,304	47,893	567	607	729	841	939	1,036
	45% - HS	25,515	29,160	32,805	36,405	39,330	42,255	45,180	48,060	50,967	53,879	637	683	820	946	1,056	1,165
50% - HS	28,350	32,400	36,450	40,450	43,700	46,950	50,200	53,400	56,630	59,866	708	759	911	1,051	1,173	1,295	
60% - HS	34,020	38,880	43,740	48,540	52,440	56,340	60,240	64,080	67,956	71,839	850	911	1,093	1,262	1,408	1,554	

Median: 80,900

Note: The general 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 release: 4/1/2021

Effective: 4/1/2021

Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits

Florida Housing Finance Corporation

Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

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	20%	7,760	8,880	9,980	11,080	11,980	12,860	13,740	14,640	15,512	16,398	194	208	249	288	321	354
	25%	9,700	11,100	12,475	13,850	14,975	16,075	17,175	18,300	19,390	20,498	242	260	311	360	401	443
	28%	10,864	12,432	13,972	15,512	16,772	18,004	19,236	20,496	21,717	22,958	271	291	349	403	450	496
	30%	11,640	13,320	14,970	16,620	17,970	19,290	20,610	21,960	23,268	24,598	291	312	374	432	482	532
	33%	12,804	14,652	16,467	18,282	19,767	21,219	22,671	24,156	25,595	27,057	320	343	411	475	530	585
	35%	13,580	15,540	17,465	19,390	20,965	22,505	24,045	25,620	27,146	28,697	339	364	436	504	562	620
	40%	15,520	17,760	19,960	22,160	23,960	25,720	27,480	29,280	31,024	32,797	388	416	499	576	643	709
	45%	17,460	19,980	22,455	24,930	26,955	28,935	30,915	32,940	34,902	36,896	436	468	561	648	723	798
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	60%	23,280	26,640	29,940	33,240	35,940	38,580	41,220	43,920	46,536	49,195	582	624	748	864	964	1,064
	70%	27,160	31,080	34,930	38,780	41,930	45,010	48,090	51,240	54,292	57,394	679	728	873	1,008	1,125	1,241
	80%	31,040	35,520	39,920	44,320	47,920	51,440	54,960	58,560	62,048	65,594	776	832	998	1,153	1,286	1,419
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
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	9,875	11,275	12,675	14,075	15,225	16,350	17,475	18,600	19,705	20,831	246	264	316	366	408	450
	28% - HS	11,060	12,628	14,196	15,764	17,052	18,312	19,572	20,832	22,070	23,331	276	296	354	410	457	505
	30% - HS	11,850	13,530	15,210	16,890	18,270	19,620	20,970	22,320	23,646	24,997	296	317	380	439	490	541
	33% - HS	13,035	14,883	16,731	18,579	20,097	21,582	23,067	24,552	26,011	27,497	325	348	418	483	539	595
	35% - HS	13,825	15,785	17,745	19,705	21,315	22,890	24,465	26,040	27,587	29,163	345	370	443	512	572	631
	40% - HS	15,800	18,040	20,280	22,520	24,360	26,160	27,960	29,760	31,528	33,330	395	423	507	586	654	721
	45% - HS	17,775	20,295	22,815	25,335	27,405	29,430	31,455	33,480	35,469	37,496	444	475	570	659	735	811
	50% - HS	19,750	22,550	25,350	28,150	30,450	32,700	34,950	37,200	39,410	41,662	493	528	633	732	817	901
60% - HS	23,700	27,060	30,420	33,780	36,540	39,240	41,940	44,640	47,292	49,994	592	634	760	879	981	1,082	

Median: 50,600

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

Broward County	80%	70,400
(Fort Lauderdale HMFA)	150%	132,000
Orange County	80%	61,040
(Orlando MSA)	150%	114,450