

Florida Housing Finance Agency 1996 Rents Adjusted To Unit Size

NOTE: Used by properties participating in the following Agency programs: Low Income Housing Tax Credit (LIHTC) receiving allocations ON and AFTER January 1, 1990, State Housing Initiatives Partnership (SHIP), and HUD/FHA Risk Sharing multifamily bond financed. Excluding SHIP, these figures represent MAXIMUM gross rents which must include an allowance for utilities.

City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Daytona Beach MSA (Flagler/Volusia)	35%	222	238	285	329	367
	40%	253	272	326	376	420
	45%	285	305	367	424	472
	50%	316	339	408	471	525
	60%	380	407	489	565	630
	80%	506	543	651	753	840
120%	759	815	978	1,130	1,260	
Ft.Lauderdale PMSA (Broward)	35%	285	306	367	424	473
	40%	326	350	419	485	541
	45%	367	393	472	545	608
	50%	408	437	524	606	676
	60%	489	524	629	727	812
	80%	653	699	839	969	1,081
120%	978	1,049	1,257	1,454	1,623	
Ft.Myers-Cape Coral MSA (Lee)	35%	246	263	316	365	407
	40%	281	301	361	417	465
	45%	316	338	406	469	523
	50%	351	376	451	521	581
	60%	422	452	542	626	698
	80%	561	601	721	834	930
120%	843	903	1,083	1,251	1,395	
Ft.Pierce-Port Lucie MSA (Martin/St.Lucie)	35%	262	280	336	389	433
	40%	299	320	384	444	495
	45%	336	360	432	500	557
	50%	374	401	480	555	619
	60%	449	481	576	666	743
	80%	598	641	769	888	990
120%	897	962	1,152	1,332	1,485	
Ft.Walton Beach MSA (Okaloosa)	35%	240	257	309	357	398
	40%	274	294	353	408	455
	45%	309	331	397	459	512
	50%	343	368	441	509	569
	60%	411	441	530	611	683
	80%	549	588	705	815	910
120%	822	882	1,059	1,223	1,365	
Gainesville MSA (Alachua)	35%	235	252	302	349	390
	40%	269	288	346	399	445
	45%	302	324	389	449	501
	50%	336	360	433	499	556
	60%	404	432	519	599	668
	80%	538	576	691	799	891
120%	807	864	1,038	1,199	1,335	

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Jacksonville MSA (Clay/Duval/ Nassau/St. Johns)	35%	263	282	339	391	436
	40%	301	323	387	447	499
	45%	339	363	435	503	561
	50%	376	403	484	559	624
	60%	452	484	581	671	749
	80%	603	645	774	894	998
	120%	903	968	1,161	1,341	1,497
Lakeland-Winter Haven MSA (Polk)	35%	220	236	283	327	364
	40%	251	269	323	373	416
	45%	283	303	363	420	468
	50%	314	336	404	467	520
	60%	377	404	485	560	624
	80%	503	539	646	746	833
	120%	753	807	969	1,121	1,248
Melbourne-Titusville- Palm Bay MSA (Brevard)	35%	269	288	346	399	446
	40%	307	329	395	457	509
	45%	346	370	444	514	573
	50%	384	411	494	571	636
	60%	461	494	593	685	764
	80%	615	659	790	913	1,019
	120%	921	987	1,185	1,370	1,527
Miami PMSA (Dade)	35%	273	293	351	406	453
	40%	312	335	401	464	517
	45%	351	376	452	522	582
	50%	390	418	501	580	646
	60%	468	502	602	696	776
	80%	625	669	803	928	1,035
	120%	936	1,004	1,203	1,392	1,551
Naples MSA (Collier)	35%	299	320	384	444	495
	40%	342	366	439	508	566
	45%	384	412	494	571	637
	50%	428	458	549	634	708
	60%	513	549	659	761	849
	80%	684	733	879	1,015	1,133
	120%	1,026	1,098	1,317	1,523	1,698
Ocala MSA (Marion)	35%	195	209	251	290	324
	40%	223	239	287	332	370
	45%	251	269	323	373	416
	50%	279	299	359	415	463
	60%	335	359	431	498	555
	80%	446	478	574	663	740
	120%	669	717	861	996	1,110

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Orlando MSA (Lake/Orange/ Osceola/Seminole)	35%	257	275	330	381	425
	40%	293	314	377	436	486
	45%	330	354	424	490	547
	50%	366	393	471	545	608
	60%	440	471	566	654	729
	80%	586	628	754	871	973
	120%	879	942	1,131	1,308	1,458
Panama City MSA (Bay)	35%	214	230	276	319	355
	40%	245	263	315	364	406
	45%	276	295	354	410	457
	50%	306	328	394	455	508
	60%	368	394	473	546	609
	80%	490	525	630	728	813
	120%	735	788	945	1,092	1,218
Pensacola MSA (Escambia/Santa Rosa)	35%	228	244	293	339	378
	40%	260	279	335	387	432
	45%	293	314	377	435	485
	50%	325	349	419	484	540
	60%	390	419	503	581	648
	80%	521	558	670	774	863
	120%	780	837	1,005	1,161	1,296
Punta Gorda MSA (Charlotte)	35%	219	234	281	325	362
	40%	250	268	321	371	414
	45%	281	301	361	418	466
	50%	313	335	401	464	518
	60%	375	402	482	557	621
	80%	500	536	643	743	829
	120%	750	804	963	1,115	1,242
Sarasota-Bradenton MSA (Manatee/Sarasota)	35%	251	269	323	373	416
	40%	287	308	369	426	476
	45%	323	346	415	480	535
	50%	359	384	461	533	595
	60%	431	461	554	640	714
	80%	574	615	738	853	951
	120%	861	923	1,107	1,280	1,428
Tallahassee MSA (Gadsden/Leon)	35%	263	282	338	390	435
	40%	300	322	386	446	498
	45%	338	362	434	502	560
	50%	375	402	483	558	623
	60%	450	482	579	669	747
	80%	600	643	773	892	995
	120%	900	965	1,158	1,338	1,494

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	35%	241	259	310	359	400
	40%	276	296	355	410	457
	45%	310	332	399	461	514
	50%	345	369	444	513	571
	60%	414	443	533	615	686
	80%	551	591	709	819	914
	120%	828	887	1,065	1,230	1,371
West Palm Beach- Boca Raton MSA (Palm Beach)	35%	294	315	378	437	487
	40%	336	360	432	499	557
	45%	378	405	486	562	626
	50%	420	450	540	624	696
	60%	504	540	648	749	836
	80%	673	720	864	998	1,114
	120%	1,008	1,080	1,296	1,497	1,671
Baker County	35%	209	224	269	310	346
	40%	239	256	307	355	396
	45%	269	288	345	399	445
	50%	299	320	384	443	495
	60%	359	384	461	532	594
	80%	478	511	614	709	791
	120%	717	768	921	1,064	1,188
Bradford County	35%	217	232	279	322	359
	40%	248	266	319	368	411
	45%	279	299	358	414	462
	50%	310	332	399	460	514
	60%	372	398	479	552	617
	80%	495	531	638	736	821
	120%	744	797	957	1,104	1,233
Calhoun County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Citrus County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Columbia County	35%	198	213	255	295	329
	40%	227	243	292	337	376
	45%	255	273	328	379	423
	50%	284	304	365	421	470
	60%	341	365	438	506	564
	80%	454	486	584	674	751
120%	681	729	876	1,011	1,128	
DeSoto County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
120%	663	711	852	986	1,101	
Dixie County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
120%	663	711	852	986	1,101	
Franklin County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
120%	663	711	852	986	1,101	
Gilchrist County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
120%	663	711	852	986	1,101	
Glades County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Gulf County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Hamilton County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Hardee County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Hendry County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Highlands County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Holmes County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Indian River County	35%	247	265	318	368	410
	40%	283	303	364	420	469
	45%	318	341	409	473	527
	50%	354	379	455	525	586
	60%	425	455	546	630	704
	80%	565	606	728	840	938
	120%	849	909	1,092	1,260	1,407
Jackson County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Jefferson County	35%	196	210	252	291	325
	40%	224	240	288	333	371
	45%	252	270	324	374	418
	50%	280	300	360	416	464
	60%	336	360	432	500	557
	80%	448	480	576	671	743
	120%	672	720	864	999	1,113
Lafayette County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Levy County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Liberty County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Madison County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Monroe County	35%	277	297	356	411	459
	40%	316	339	407	470	524
	45%	356	381	458	529	590
	50%	395	424	509	588	655
	60%	474	509	611	705	786
	80%	633	678	814	940	1,049
	120%	948	1,017	1,221	1,410	1,572
Okeechobee County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Putnam County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Sumter County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Suwannee County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101

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City (County)	Percentage of Median	Number of Bedrooms in Unit				
		EFF	1	2	3	4
Taylor County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101
Union County	35%	198	212	254	294	328
	40%	226	242	291	336	375
	45%	254	273	327	378	422
	50%	283	303	364	420	469
	60%	339	363	437	504	563
	80%	453	484	581	672	749
	120%	678	726	873	1,008	1,125
Wakulla County	35%	206	221	265	307	342
	40%	236	253	303	350	391
	45%	265	284	341	394	440
	50%	295	316	379	438	489
	60%	354	380	455	526	587
	80%	471	505	606	701	781
	120%	708	759	909	1,052	1,173
Walton County	35%	200	215	258	298	332
	40%	229	245	294	340	379
	45%	258	276	331	383	427
	50%	286	307	368	425	474
	60%	344	368	441	510	569
	80%	458	491	589	680	759
	120%	687	737	882	1,020	1,137
Washington County	35%	194	207	249	288	321
	40%	221	237	284	329	367
	45%	249	267	320	370	412
	50%	276	296	355	411	459
	60%	332	356	426	493	551
	80%	443	474	569	658	733
	120%	663	711	852	986	1,101

Florida Housing Finance Agency (FHFA) Rents Adjusted to Unit Size are based upon figures provided by the United States Department of Housing and Urban Development and are subject to change. The FHFC will provide updated limits when this occurs.