

Effective March 9, 2000
 Distributed March 20, 2000

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Daytona Beach MSA (Flagler/Volusia)	33%	9,933	11,352	12,771	14,190	15,312	16,467	17,589	18,744	27,950	34,400	70,950
	35%	10,535	12,040	13,545	15,050	16,240	17,465	18,655	19,880			
	40%	12,040	13,760	15,480	17,200	18,560	19,960	21,320	22,720			
	45%	13,545	15,480	17,415	19,350	20,880	22,455	23,985	25,560			
	50%	15,050	17,200	19,350	21,500	23,200	24,950	26,650	28,400			
	55%	16,555	18,920	21,285	23,650	25,520	27,445	29,315	31,240			
	60%	18,060	20,640	23,220	25,800	27,840	29,940	31,980	34,080			
	80%	24,100	27,500	30,950	34,400	37,150	39,900	42,650	45,400			
Median: 43,000	120%	36,120	41,280	46,440	51,600	55,680	59,880	63,960	68,160			
Fort Lauderdale PMSA (Broward)	25%	9,550	10,900	12,275	13,625	14,725	15,800	16,900	17,975	35,425	43,600	81,750
	35%	13,370	15,260	17,185	19,075	20,615	22,120	23,660	25,165			
	40%	15,280	17,440	19,640	21,800	23,560	25,280	27,040	28,760			
	45%	17,190	19,620	22,095	24,525	26,505	28,440	30,420	32,355			
	50%	19,100	21,800	24,550	27,250	29,450	31,600	33,800	35,950			
	55%	21,010	23,980	27,005	29,975	32,395	34,760	37,180	39,545			
	60%	22,920	26,160	29,460	32,700	35,340	37,920	40,560	43,140			
	80%	30,500	34,900	39,250	43,600	47,100	50,550	54,050	57,550			
Median: 54,500	120%	45,840	52,320	58,920	65,400	70,680	75,840	81,120	86,280			
Fort Myers-Cape Coral MSA (Lee)	30%	9,950	11,350	12,750	14,200	15,350	16,450	17,600	18,750	30,745	37,850	70,950
	35%	11,585	13,230	14,910	16,555	17,885	19,215	20,545	21,840			
	40%	13,240	15,120	17,040	18,920	20,440	21,960	23,480	24,960			
	45%	14,895	17,010	19,170	21,285	22,995	24,705	26,415	28,080			
	50%	16,550	18,900	21,300	23,650	25,550	27,450	29,350	31,200			
	55%	18,205	20,790	23,430	26,015	28,105	30,195	32,285	34,320			
	60%	19,860	22,680	25,560	28,380	30,660	32,940	35,220	37,440			
	80%	26,500	30,250	34,050	37,850	40,850	43,900	46,900	49,950			
Median: 47,300	120%	39,720	45,360	51,120	56,760	61,320	65,880	70,440	74,880			

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**Multifamily Rental Bond
 Income Limits NOT
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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Fort Pierce-Port Lucie MSA (Martin/Saint Lucie)	28%	9,716	11,116	12,488	13,888	15,008	16,100	17,220	18,340	32,240	39,700	74,400
	35%	12,145	13,895	15,610	17,360	18,760	20,125	21,525	22,925			
	40%	13,880	15,880	17,840	19,840	21,440	23,000	24,600	26,200			
	45%	15,615	17,865	20,070	22,320	24,120	25,875	27,675	29,475			
	50%	17,350	19,850	22,300	24,800	26,800	28,750	30,750	32,750			
	55%	19,085	21,835	24,530	27,280	29,480	31,625	33,825	36,025			
	60%	20,820	23,820	26,760	29,760	32,160	34,500	36,900	39,300			
	80%	27,800	31,750	35,700	39,700	42,850	46,050	49,200	52,400			
Median: 49,600	120%	41,640	47,640	53,520	59,520	64,320	69,000	73,800	78,600			
Fort Walton Beach MSA (Okaloosa)	30%	9,750	11,150	12,550	13,900	15,050	16,150	17,250	18,350	30,160	37,100	70,950
	35%	11,375	12,985	14,630	16,240	17,535	18,830	20,125	21,420			
	40%	13,000	14,840	16,720	18,560	20,040	21,520	23,000	24,480			
	45%	14,625	16,695	18,810	20,880	22,545	24,210	25,875	27,540			
	50%	16,250	18,550	20,900	23,200	25,050	26,900	28,750	30,600			
	55%	17,875	20,405	22,990	25,520	27,555	29,590	31,625	33,660			
	60%	19,500	22,260	25,080	27,840	30,060	32,280	34,500	36,720			
	80%	26,000	29,700	33,400	37,100	40,100	43,050	46,050	49,000			
Median: 46,400	120%	39,000	44,520	50,160	55,680	60,120	64,560	69,000	73,440			
Gainesville MSA (Alachua)	33%	10,329	11,814	13,266	14,751	15,939	17,127	18,282	19,470	29,055	35,750	70,950
	35%	10,955	12,530	14,070	15,645	16,905	18,165	19,390	20,650			
	40%	12,520	14,320	16,080	17,880	19,320	20,760	22,160	23,600			
	45%	14,085	16,110	18,090	20,115	21,735	23,355	24,930	26,550			
	50%	15,650	17,900	20,100	22,350	24,150	25,950	27,700	29,500			
	55%	17,215	19,690	22,110	24,585	26,565	28,545	30,470	32,450			
	60%	18,780	21,480	24,120	26,820	28,980	31,140	33,240	35,400			
	80%	25,050	28,600	32,200	35,750	38,600	41,500	44,350	47,200			
Median: 44,700	120%	37,560	42,960	48,240	53,640	57,960	62,280	66,480	70,800			

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**Multifamily Rental Bond
 Income Limits NOT
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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Jacksonville MSA (Clay/Duval/ Nassau/Saint Johns)	28%	10,080	11,508	12,964	14,392	15,540	16,688	17,836	18,984	33,410	41,100	77,100
	35%	12,600	14,385	16,205	17,990	19,425	20,860	22,295	23,730			
	40%	14,400	16,440	18,520	20,560	22,200	23,840	25,480	27,120			
	45%	16,200	18,495	20,835	23,130	24,975	26,820	28,665	30,510			
	50%	18,000	20,550	23,150	25,700	27,750	29,800	31,850	33,900			
	55%	19,800	22,605	25,465	28,270	30,525	32,780	35,035	37,290			
	60%	21,600	24,660	27,780	30,840	33,300	35,760	38,220	40,680			
Median: 51,400	80%	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300			
	120%	43,200	49,320	55,560	61,680	66,600	71,520	76,440	81,360			
Lakeland-Winter Haven MSA (Polk)	33%	10,032	11,451	12,903	14,322	15,477	16,599	17,754	18,909	28,210	34,700	70,950
	35%	10,640	12,145	13,685	15,190	16,415	17,605	18,830	20,055			
	40%	12,160	13,880	15,640	17,360	18,760	20,120	21,520	22,920			
	45%	13,680	15,615	17,595	19,530	21,105	22,635	24,210	25,785			
	50%	15,200	17,350	19,550	21,700	23,450	25,150	26,900	28,650			
	55%	16,720	19,085	21,505	23,870	25,795	27,665	29,590	31,515			
	60%	18,240	20,820	23,460	26,040	28,140	30,180	32,280	34,380			
Median: 43,400	80%	24,300	27,800	31,250	34,700	37,500	40,250	43,050	45,850			
	120%	36,480	41,640	46,920	52,080	56,280	60,360	64,560	68,760			
Melbourne-Titusville- Palm Bay MSA (Brevard)	28%	9,744	11,144	12,516	13,916	15,036	16,156	17,248	18,368	32,305	39,750	74,550
	35%	12,180	13,930	15,645	17,395	18,795	20,195	21,560	22,960			
	40%	13,920	15,920	17,880	19,880	21,480	23,080	24,640	26,240			
	45%	15,660	17,910	20,115	22,365	24,165	25,965	27,720	29,520			
	50%	17,400	19,900	22,350	24,850	26,850	28,850	30,800	32,800			
	55%	19,140	21,890	24,585	27,335	29,535	31,735	33,880	36,080			
	60%	20,880	23,880	26,820	29,820	32,220	34,620	36,960	39,360			
Median: 49,700	80%	27,850	31,800	35,800	39,750	42,950	46,100	49,300	52,500			
	120%	41,760	47,760	53,640	59,640	64,440	69,240	73,920	78,720			

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Miami PMSA (Dade)	33%	10,296	11,781	13,233	14,718	15,906	17,061	18,249	19,437	28,990	35,700	70,950
	35%	10,920	12,495	14,035	15,610	16,870	18,095	19,355	20,615			
	40%	12,480	14,280	16,040	17,840	19,280	20,680	22,120	23,560			
	45%	14,040	16,065	18,045	20,070	21,690	23,265	24,885	26,505			
	50%	15,600	17,850	20,050	22,300	24,100	25,850	27,650	29,450			
	55%	17,160	19,635	22,055	24,530	26,510	28,435	30,415	32,395			
	60%	18,720	21,420	24,060	26,760	28,920	31,020	33,180	35,340			
Median: 43,700	80%	25,000	28,550	32,100	35,700	38,550	41,400	44,250	47,100			
	120%	37,440	42,840	48,120	53,520	57,840	62,040	66,360	70,680			
Naples MSA (Collier)	25%	10,350	11,825	13,300	14,775	15,950	17,150	18,325	19,500	34,574	35,460	70,950
	35%	14,490	16,555	18,620	20,685	22,330	24,010	25,655	27,300			
	40%	16,560	18,920	21,280	23,640	25,520	27,440	29,320	31,200			
	45%	18,630	21,285	23,940	26,595	28,710	30,870	32,985	35,100			
	50%	20,700	23,650	26,600	29,550	31,900	34,300	36,650	39,000			
	55%	22,770	26,015	29,260	32,505	35,090	37,730	40,315	42,900			
	60%	24,840	28,380	31,920	35,460	38,280	41,160	43,980	46,800			
Median: 59,100	80%	33,100	37,800	42,550	47,300	51,050	54,850	58,650	62,400			
	120%	49,680	56,760	63,840	70,920	76,560	82,320	87,960	93,600			
Ocala MSA (Marion)	35%	9,380	10,710	12,075	13,405	14,490	15,540	16,625	17,710	24,895	30,650	70,950
	40%	10,720	12,240	13,800	15,320	16,560	17,760	19,000	20,240			
	45%	12,060	13,770	15,525	17,235	18,630	19,980	21,375	22,770			
	50%	13,400	15,300	17,250	19,150	20,700	22,200	23,750	25,300			
	55%	14,740	16,830	18,975	21,065	22,770	24,420	26,125	27,830			
	60%	16,080	18,360	20,700	22,980	24,840	26,640	28,500	30,360			
	Median: 38,300	80%	21,450	24,500	27,600	30,650	33,100	35,550	38,000			
	120%	32,160	36,720	41,400	45,960	49,680	53,280	57,000	60,720			

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 Income Limits NOT
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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Orlando MSA (Lake/Orange/ Osceola/Seminole)	28%	9,716	11,116	12,488	13,888	15,008	16,100	17,220	18,340	32,240	39,700	74,400
	35%	12,145	13,895	15,610	17,360	18,760	20,125	21,525	22,925			
	40%	13,880	15,880	17,840	19,840	21,440	23,000	24,600	26,200			
	45%	15,615	17,865	20,070	22,320	24,120	25,875	27,675	29,475			
	50%	17,350	19,850	22,300	24,800	26,800	28,750	30,750	32,750			
	55%	19,085	21,835	24,530	27,280	29,480	31,625	33,825	36,025			
	60%	20,820	23,820	26,760	29,760	32,160	34,500	36,900	39,300			
Median: 49,600	80%	27,800	31,750	35,700	39,700	42,850	46,050	49,200	52,400			
	120%	41,640	47,640	53,520	59,520	64,320	69,000	73,800	78,600			
Panama City MSA (Bay)	33%	9,834	11,253	12,639	14,058	15,180	16,302	17,424	18,546	27,690	34,100	70,950
	35%	10,430	11,935	13,405	14,910	16,100	17,290	18,480	19,670			
	40%	11,920	13,640	15,320	17,040	18,400	19,760	21,120	22,480			
	45%	13,410	15,345	17,235	19,170	20,700	22,230	23,760	25,290			
	50%	14,900	17,050	19,150	21,300	23,000	24,700	26,400	28,100			
	55%	16,390	18,755	21,065	23,430	25,300	27,170	29,040	30,910			
	60%	17,880	20,460	22,980	25,560	27,600	29,640	31,680	33,720			
Median: 42,600	80%	23,850	27,250	30,650	34,100	36,800	39,550	42,250	45,000			
	120%	35,760	40,920	45,960	51,120	55,200	59,280	63,360	67,440			
Pensacola MSA (Escambia/Santa Rosa)	33%	9,834	11,253	12,639	14,058	15,180	16,302	17,424	18,546	27,690	34,100	70,950
	35%	10,430	11,935	13,405	14,910	16,100	17,290	18,480	19,670			
	40%	11,920	13,640	15,320	17,040	18,400	19,760	21,120	22,480			
	45%	13,410	15,345	17,235	19,170	20,700	22,230	23,760	25,290			
	50%	14,900	17,050	19,150	21,300	23,000	24,700	26,400	28,100			
	55%	16,390	18,755	21,065	23,430	25,300	27,170	29,040	30,910			
	60%	17,880	20,460	22,980	25,560	27,600	29,640	31,680	33,720			
Median: 42,600	80%	23,850	27,250	30,650	34,100	36,800	39,550	42,250	45,000			
	120%	35,760	40,920	45,960	51,120	55,200	59,280	63,360	67,440			

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Punta Gorda MSA (Charlotte)	33%	9,801	11,187	12,606	13,992	15,114	16,236	17,358	18,480	27,560	33,900	70,950
	35%	10,395	11,865	13,370	14,840	16,030	17,220	18,410	19,600			
	40%	11,880	13,560	15,280	16,960	18,320	19,680	21,040	22,400			
	45%	13,365	15,255	17,190	19,080	20,610	22,140	23,670	25,200			
	50%	14,850	16,950	19,100	21,200	22,900	24,600	26,300	28,000			
	55%	16,335	18,645	21,010	23,320	25,190	27,060	28,930	30,800			
	60%	17,820	20,340	22,920	25,440	27,480	29,520	31,560	33,600			
Median: 42,400	80%	23,750	27,150	30,550	33,900	36,650	39,350	42,050	44,750			
	120%	35,640	40,680	45,840	50,880	54,960	59,040	63,120	67,200			
Sarasota-Bradenton MSA (Manatee/Sarasota)	30%	10,000	11,450	12,900	14,300	15,450	16,600	17,750	18,900	31,005	38,150	71,550
	35%	11,690	13,370	15,015	16,695	18,025	19,355	20,685	22,050			
	40%	13,360	15,280	17,160	19,080	20,600	22,120	23,640	25,200			
	45%	15,030	17,190	19,305	21,465	23,175	24,885	26,595	28,350			
	50%	16,700	19,100	21,450	23,850	25,750	27,650	29,550	31,500			
	55%	18,370	21,010	23,595	26,235	28,325	30,415	32,505	34,650			
	60%	20,040	22,920	25,740	28,620	30,900	33,180	35,460	37,800			
Median: 47,700	80%	26,700	30,550	34,350	38,150	41,200	44,250	47,300	50,350			
	120%	40,080	45,840	51,480	57,240	61,800	66,360	70,920	75,600			
Tallahassee MSA (Gadsden/Leon)	28%	10,108	11,564	12,992	14,448	15,596	16,772	17,920	19,068	33,540	41,300	77,400
	35%	12,635	14,455	16,240	18,060	19,495	20,965	22,400	23,835			
	40%	14,440	16,520	18,560	20,640	22,280	23,960	25,600	27,240			
	45%	16,245	18,585	20,880	23,220	25,065	26,955	28,800	30,645			
	50%	18,050	20,650	23,200	25,800	27,850	29,950	32,000	34,050			
	55%	19,855	22,715	25,520	28,380	30,635	32,945	35,200	37,455			
	60%	21,660	24,780	27,840	30,960	33,420	35,940	38,400	40,860			
Median: 51,600	80%	28,900	33,000	37,150	41,300	44,600	47,900	51,200	54,500			
	120%	43,320	49,560	55,680	61,920	66,840	71,880	76,800	81,720			

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**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Tampa-St.Petersburg- Clearwater MSA (Hernando/Hillsborough/ Pasco/Pinellas)	30%	10,000	11,400	12,850	14,250	15,400	16,550	17,650	18,800	30,875	38,000	71,250
	35%	11,655	13,300	14,980	16,625	17,955	19,285	20,615	21,945			
	40%	13,320	15,200	17,120	19,000	20,520	22,040	23,560	25,080			
	45%	14,985	17,100	19,260	21,375	23,085	24,795	26,505	28,215			
	50%	16,650	19,000	21,400	23,750	25,650	27,550	29,450	31,350			
	55%	18,315	20,900	23,540	26,125	28,215	30,305	32,395	34,485			
	60%	19,980	22,800	25,680	28,500	30,780	33,060	35,340	37,620			
Median: 47,500	80%	26,600	30,400	34,200	38,000	41,050	44,100	47,100	50,150			
	120%	39,960	45,600	51,360	57,000	61,560	66,120	70,680	75,240			
West Palm Beach- Boca Raton MSA (Palm Beach)	25%	9,900	11,325	12,725	14,150	15,275	16,425	17,550	18,675	36,790	45,300	84,900
	35%	13,860	15,855	17,815	19,810	21,385	22,995	24,570	26,145			
	40%	15,840	18,120	20,360	22,640	24,440	26,280	28,080	29,880			
	45%	17,820	20,385	22,905	25,470	27,495	29,565	31,590	33,615			
	50%	19,800	22,650	25,450	28,300	30,550	32,850	35,100	37,350			
	55%	21,780	24,915	27,995	31,130	33,605	36,135	38,610	41,085			
	60%	23,760	27,180	30,540	33,960	36,660	39,420	42,120	44,820			
Median: 56,600	80%	31,700	36,200	40,750	45,300	48,900	52,500	56,150	59,750			
	120%	47,520	54,360	61,080	67,920	73,320	78,840	84,240	89,640			
Baker County	35%	9,800	11,200	12,600	14,000	15,120	16,240	17,360	18,480	26,000	32,000	70,950
	40%	11,200	12,800	14,400	16,000	17,280	18,560	19,840	21,120			
	45%	12,600	14,400	16,200	18,000	19,440	20,880	22,320	23,760			
	50%	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400			
	55%	15,400	17,600	19,800	22,000	23,760	25,520	27,280	29,040			
	60%	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680			
Median: 40,000	80%	22,400	25,600	28,800	32,000	34,550	37,100	39,700	42,250			
	120%	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360			

Exhibit A

Effective March 9, 2000
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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Bradford County Median: 42,100	33%	9,735	11,121	12,507	13,893	15,015	16,104	17,226	18,348	27,365	33,700	70,950
	35%	10,325	11,795	13,265	14,735	15,925	17,080	18,270	19,460			
	40%	11,800	13,480	15,160	16,840	18,200	19,520	20,880	22,240			
	45%	13,275	15,165	17,055	18,945	20,475	21,960	23,490	25,020			
	50%	14,750	16,850	18,950	21,050	22,750	24,400	26,100	27,800			
	55%	16,225	18,535	20,845	23,155	25,025	26,840	28,710	30,580			
	60%	17,700	20,220	22,740	25,260	27,300	29,280	31,320	33,360			
	80%	23,600	26,950	30,300	33,700	36,350	39,050	41,750	44,450			
120%	35,400	40,440	45,480	50,520	54,600	58,560	62,640	66,720				
Calhoun County Median: 31,900	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Citrus County Median: 37,500	35%	9,205	10,500	11,830	13,125	14,175	15,225	16,275	17,325	24,375	30,000	70,950
	40%	10,520	12,000	13,520	15,000	16,200	17,400	18,600	19,800			
	45%	11,835	13,500	15,210	16,875	18,225	19,575	20,925	22,275			
	50%	13,150	15,000	16,900	18,750	20,250	21,750	23,250	24,750			
	55%	14,465	16,500	18,590	20,625	22,275	23,925	25,575	27,225			
	60%	15,780	18,000	20,280	22,500	24,300	26,100	27,900	29,700			
	80%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600			
	120%	31,560	36,000	40,560	45,000	48,600	52,200	55,800	59,400			

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Effective March 9, 2000
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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Columbia County Median: 39,000	35%	9,555	10,920	12,285	13,650	14,735	15,820	16,940	18,025	25,350	31,200	70,950
	40%	10,920	12,480	14,040	15,600	16,840	18,080	19,360	20,600			
	45%	12,285	14,040	15,795	17,550	18,945	20,340	21,780	23,175			
	50%	13,650	15,600	17,550	19,500	21,050	22,600	24,200	25,750			
	55%	15,015	17,160	19,305	21,450	23,155	24,860	26,620	28,325			
	60%	16,380	18,720	21,060	23,400	25,260	27,120	29,040	30,900			
	80%	21,850	24,950	28,100	31,200	33,700	36,200	38,700	41,200			
120%	32,760	37,440	42,120	46,800	50,520	54,240	58,080	61,800				
DeSoto County Median: 35,200	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800				
Dixie County Median: 25,900	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800				
Franklin County Median: 30,900	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800				

Exhibit A

Effective March 9, 2000
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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Gilchrist County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 32,700	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Glades County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 33,800	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Gulf County	35%	9,310	10,640	11,970	13,300	14,350	15,435	16,485	17,570	24,700	30,400	70,950
	40%	10,640	12,160	13,680	15,200	16,400	17,640	18,840	20,080			
	45%	11,970	13,680	15,390	17,100	18,450	19,845	21,195	22,590			
	50%	13,300	15,200	17,100	19,000	20,500	22,050	23,550	25,100			
	55%	14,630	16,720	18,810	20,900	22,550	24,255	25,905	27,610			
	60%	15,960	18,240	20,520	22,800	24,600	26,460	28,260	30,120			
	80%	21,300	24,300	27,350	30,400	32,850	35,250	37,700	40,150			
Median: 38,000	120%	31,920	36,480	41,040	45,600	49,200	52,920	56,520	60,240			
Hamilton County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 28,300	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			

Exhibit A

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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Hardee County	35%	9,450	10,815	12,145	13,510	14,595	15,680	16,765	17,850	25,090	30,900	70,950
	40%	10,800	12,360	13,880	15,440	16,680	17,920	19,160	20,400			
	45%	12,150	13,905	15,615	17,370	18,765	20,160	21,555	22,950			
	50%	13,500	15,450	17,350	19,300	20,850	22,400	23,950	25,500			
	55%	14,850	16,995	19,085	21,230	22,935	24,640	26,345	28,050			
	60%	16,200	18,540	20,820	23,160	25,020	26,880	28,740	30,600			
	80%	21,600	24,700	27,800	30,900	33,350	35,800	38,300	40,750			
Median: 38,600	120%	32,400	37,080	41,640	46,320	50,040	53,760	57,480	61,200			
Hendry County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 33,300	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Highlands County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 33,300	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Holmes County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 32,000	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			

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Effective March 9, 2000
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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Indian River County Median: 47,700	28%	9,352	10,696	12,012	13,356	14,420	15,484	16,548	17,640	27,905	28,620	70,950
	35%	11,690	13,370	15,015	16,695	18,025	19,355	20,685	22,050			
	40%	13,360	15,280	17,160	19,080	20,600	22,120	23,640	25,200			
	45%	15,030	17,190	19,305	21,465	23,175	24,885	26,595	28,350			
	50%	16,700	19,100	21,450	23,850	25,750	27,650	29,550	31,500			
	55%	18,370	21,010	23,595	26,235	28,325	30,415	32,505	34,650			
	60%	20,040	22,920	25,740	28,620	30,900	33,180	35,460	37,800			
	80%	26,700	30,550	34,350	38,150	41,200	44,250	47,300	50,350			
120%	40,080	45,840	51,480	57,240	61,800	66,360	70,920	75,600				
Jackson County Median: 35,000	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Jefferson County Median: 37,500	35%	9,205	10,500	11,830	13,125	14,175	15,225	16,275	17,325	24,375	30,000	70,950
	40%	10,520	12,000	13,520	15,000	16,200	17,400	18,600	19,800			
	45%	11,835	13,500	15,210	16,875	18,225	19,575	20,925	22,275			
	50%	13,150	15,000	16,900	18,750	20,250	21,750	23,250	24,750			
	55%	14,465	16,500	18,590	20,625	22,275	23,925	25,575	27,225			
	60%	15,780	18,000	20,280	22,500	24,300	26,100	27,900	29,700			
	80%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600			
	120%	31,560	36,000	40,560	45,000	48,600	52,200	55,800	59,400			

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Exhibit A

Effective March 9, 2000
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**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Lafayette County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 35,400	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Levy County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 32,300	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Liberty County	35%	9,450	10,815	12,145	13,510	14,595	15,680	16,765	17,850	25,090	30,900	70,950
	40%	10,800	12,360	13,880	15,440	16,680	17,920	19,160	20,400			
	45%	12,150	13,905	15,615	17,370	18,765	20,160	21,555	22,950			
	50%	13,500	15,450	17,350	19,300	20,850	22,400	23,950	25,500			
	55%	14,850	16,995	19,085	21,230	22,935	24,640	26,345	28,050			
	60%	16,200	18,540	20,820	23,160	25,020	26,880	28,740	30,600			
	80%	21,600	24,700	27,800	30,900	33,350	35,800	38,300	40,750			
Median: 38,600	120%	32,400	37,080	41,640	46,320	50,040	53,760	57,480	61,200			
Madison County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 30,600	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			

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Exhibit A

Effective March 9, 2000
 Distributed March 20, 2000

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Monroe County	28%	9,660	11,032	12,432	13,804	14,896	16,016	17,108	18,228	28,841	29,580	70,950
	35%	12,075	13,790	15,540	17,255	18,620	20,020	21,385	22,785			
	40%	13,800	15,760	17,760	19,720	21,280	22,880	24,440	26,040			
	45%	15,525	17,730	19,980	22,185	23,940	25,740	27,495	29,295			
	50%	17,250	19,700	22,200	24,650	26,600	28,600	30,550	32,550			
	55%	18,975	21,670	24,420	27,115	29,260	31,460	33,605	35,805			
	60%	20,700	23,640	26,640	29,580	31,920	34,320	36,660	39,060			
Median: 49,300	80%	27,600	31,550	35,500	39,450	42,600	45,750	48,900	52,050			
	120%	41,400	47,280	53,280	59,160	63,840	68,640	73,320	78,120			
Okeechobee County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	Median: 32,700	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800			
	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Putnam County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	Median: 34,000	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800			
	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			

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Exhibit A

Effective March 9, 2000
 Distributed March 20, 2000

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

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City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Sumter County	35%	9,520	10,850	12,215	13,580	14,665	15,750	16,835	17,920	25,220	31,050	70,950
	40%	10,880	12,400	13,960	15,520	16,760	18,000	19,240	20,480			
	45%	12,240	13,950	15,705	17,460	18,855	20,250	21,645	23,040			
	50%	13,600	15,500	17,450	19,400	20,950	22,500	24,050	25,600			
	55%	14,960	17,050	19,195	21,340	23,045	24,750	26,455	28,160			
	60%	16,320	18,600	20,940	23,280	25,140	27,000	28,860	30,720			
	80%	21,750	24,850	27,950	31,050	33,500	36,000	38,500	40,950			
Median: 38,800	120%	32,640	37,200	41,880	46,560	50,280	54,000	57,720	61,440			
Suwannee County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 33,300	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Taylor County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 35,200	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			
Union County	35%	9,835	11,235	12,635	14,035	15,155	16,275	17,395	18,515	26,065	32,100	70,950
	40%	11,240	12,840	14,440	16,040	17,320	18,600	19,880	21,160			
	45%	12,645	14,445	16,245	18,045	19,485	20,925	22,365	23,805			
	50%	14,050	16,050	18,050	20,050	21,650	23,250	24,850	26,450			
	55%	15,455	17,655	19,855	22,055	23,815	25,575	27,335	29,095			
	60%	16,860	19,260	21,660	24,060	25,980	27,900	29,820	31,740			
	80%	22,450	25,650	28,850	32,100	34,650	37,200	39,800	42,350			
Median: 40,100	120%	33,720	38,520	43,320	48,120	51,960	55,800	59,640	63,480			

Exhibit A

Effective March 9, 2000
 Distributed March 20, 2000

**Florida Housing Finance Corporation
 Multifamily Rental Programs and SHIP (all)
 2000 Income Limits Adjusted To Family Size**

**Multifamily Rental Bond
 Income Limits NOT
 Adjusted to Family Size**

City (County)	Percentage Category	Number of Persons in Household								Lower		Eligible (150%)
		1	2	3	4	5	6	7	8	65%	80%	
Wakulla County	35%	9,625	10,990	12,390	13,755	14,840	15,960	17,045	18,165	25,545	31,450	70,950
	40%	11,000	12,560	14,160	15,720	16,960	18,240	19,480	20,760			
	45%	12,375	14,130	15,930	17,685	19,080	20,520	21,915	23,355			
	50%	13,750	15,700	17,700	19,650	21,200	22,800	24,350	25,950			
	55%	15,125	17,270	19,470	21,615	23,320	25,080	26,785	28,545			
	60%	16,500	18,840	21,240	23,580	25,440	27,360	29,220	31,140			
	80%	22,000	25,150	28,300	31,450	33,950	36,450	39,000	41,500			
Median: 39,300	120%	33,000	37,680	42,480	47,160	50,880	54,720	58,440	62,280			
Walton County	35%	9,905	11,305	12,740	14,140	15,260	16,415	17,535	18,655	26,260	32,300	70,950
	40%	11,320	12,920	14,560	16,160	17,440	18,760	20,040	21,320			
	45%	12,735	14,535	16,380	18,180	19,620	21,105	22,545	23,985			
	50%	14,150	16,150	18,200	20,200	21,800	23,450	25,050	26,650			
	55%	15,565	17,765	20,020	22,220	23,980	25,795	27,555	29,315			
	60%	16,980	19,380	21,840	24,240	26,160	28,140	30,060	31,980			
	80%	22,600	25,850	29,100	32,300	34,900	37,500	40,100	42,650			
Median: 40,400	120%	33,960	38,760	43,680	48,480	52,320	56,280	60,120	63,960			
Washington County	35%	9,100	10,395	11,690	12,985	14,035	15,050	16,100	17,150	24,115	29,700	70,950
	40%	10,400	11,880	13,360	14,840	16,040	17,200	18,400	19,600			
	45%	11,700	13,365	15,030	16,695	18,045	19,350	20,700	22,050			
	50%	13,000	14,850	16,700	18,550	20,050	21,500	23,000	24,500			
	55%	14,300	16,335	18,370	20,405	22,055	23,650	25,300	26,950			
	60%	15,600	17,820	20,040	22,260	24,060	25,800	27,600	29,400			
	80%	20,800	23,750	26,700	29,700	32,050	34,450	36,800	39,200			
Median: 31,900	120%	31,200	35,640	40,080	44,520	48,120	51,600	55,200	58,800			

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Exhibit A

Florida Housing Finance Corporation (FHFC) Income Limits Adjusted to Family 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.