Attachment # 37

FHFC Tax Credit Rent Limits

Note: The hold harmless provisions of IRC Section 142(d)(2)(E) mean that projects with at least one building placed in service on or before the end of the 45-day transition period for newly-released limits use whichever limits are greater, the current-year limits or the limits in use the preceding year.

HUD released 3/6/2015
FHFC Posted : 3/8/2015

2015 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs -- Except HOME and SHIP
CWHIP Homeownership Program

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Miami-Dade County	25%	11,850	13,550	15,250	16,925	18,300	19,650	21,000	22,350	23,695	25,049	296	317	381	440	491	541
(Miami-Miami Beach-	28%	13,272	15,176	17,080	18,956	20,496	22,008	23,520	25,032	26,538	28,055	331	355	427	493	550	606
Kendall HMFA;	30%	14,220	16,260	18,300	20,310	21,960	23,580	25,200	26,820	28,434	30,059	355	381	457	528	589	650
Miami-Fort Lauderdale-	33%	15,642	17,886	20,130	22,341	24,156	25,938	27,720	29,502	31,277	33,065	391	419	503	581	648	715
Pompano Beach MSA)	35%	16,590	18,970	21,350	23,695	25,620	27,510	29,400	31,290	33,173	35,069	414	444	533	616	687	758
	40%	18,960	21,680	24,400	27,080	29,280	31,440	33,600	35,760	37,912	40,078	474	508	610	704	786	867
	45%	21,330	24,390	27,450	30,465	32,940	35,370	37,800	40,230	42,651	45,088	533	571	686	792	884	975
	50%	23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700	47,390	50,098	592	635	762	880	982	1,083
	60%	28,440	32,520	36,600	40,620	43,920	47,160	50,400	53,640	56,868	60,118	711	762	915	1,056	1,179	1,300
Median: 49,900	80%	37,920	43,360	48,800	54,160	58,560	62,880	67,200	71,520	75,824	80,157	948	1,016	1,220	1,409	1,572	1,734
	120%	56,880	65,040	73,200	81,240	87,840	94,320	100,800	107,280	113,736	120,235	1,422	1,524	1,830	2,113	2,358	2,601
	140%	66,360	75,880	85,400	94,780	102,480	110,040	117,600	125,160	132,692	140,274	1,659	1,778	2,135	2,465	2,751	3,034

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.