



**ORANGE COUNTY  
HOUSING FINANCE AUTHORITY**

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**TO: Property Managers**  
**FROM: Mildred Guzman, Multi-Family Program Administrator**  
**DATE: April 26, 2017**  
**RE: 2017 Income limits – Multi-Family Tax Exempt Bonds Rental Program.**

Below are the Multi-Family Rental Program Income Limits for the Orlando Metropolitan Statistical Area (Orlando MSA) for 2017 as provided by the Housing and Urban Development (HUD). The Orlando MSA includes Lake, Orange, Osceola and Seminole Counties. These income limits are subject to change. Updates will be issue whenever changes occur.

**Note: "Hold Harmless"** provisions of IRC Section 142(d)(2)(E) defines that projects with at least one (1) 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.

To obtain a copy of OCHFA's updated 2017 Tenant Income Certification Form (TIC), visit our website; [www.ochfa.com](http://www.ochfa.com); click on 'Program Operations', and then click on 'Property Managers'; the form link is located on the left sidebar. Should you have any question, please contact me via e-mail at [mguzman@ochfa.com](mailto:mguzman@ochfa.com).

**HERA Special (est. 2011): Properties placed in service or financed by tax-exempt bonds on or BEFORE 12/31/2008, other than Pre1986 Rules.**

<b><i>MEDIAN: \$58,400</i></b>	<b><u>% of Median</u></b>	<b><u>1 Person</u></b>	<b><u>2 Persons</u></b>	<b><u>3 Persons</u></b>	<b><u>4 Persons</u></b>	<b><u>5 Persons</u></b>	<b><u>6 Persons</u></b>	<b><u>7 Persons</u></b>	<b><u>8 Persons</u></b>	<b><u>9 Persons</u></b>	<b><u>10 Persons</u></b>
<b>COUNTY METRO MSA*</b>	<b>50%</b>	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500	\$42,910	\$45,362
<i>*Orange, Osceola, Lake and Seminole</i>	<b>60%</b>	\$25,800	\$29,460	\$33,120	\$36,780	\$39,780	\$42,720	\$45,660	\$48,600	\$51,492	\$54,434
	<b>80%</b>	\$32,720	\$37,440	\$42,080	\$46,720	\$50,480	\$54,240	\$58,000	\$61,680	\$65,408	\$69,146

**FY 2017 Income Limits: Properties placed in service or financed by tax-exempt bonds AFTER 5/31/2011:**

<b><i>MEDIAN: \$58,400</i></b>	<b><u>% of Median</u></b>	<b><u>1 Person</u></b>	<b><u>2 Persons</u></b>	<b><u>3 Persons</u></b>	<b><u>4 Persons</u></b>	<b><u>5 Persons</u></b>	<b><u>6 Persons</u></b>	<b><u>7 Persons</u></b>	<b><u>8 Persons</u></b>	<b><u>9 Persons</u></b>	<b><u>10 Persons</u></b>
<b>COUNTY METRO MSA*</b>	<b>50%</b>	\$20,450	\$23,400	\$26,300	\$29,200	\$31,550	\$33,900	\$36,250	\$38,550	\$40,880	\$43,216
<i>*Orange, Lake, Osceola and Seminole</i>	<b>60%</b>	\$24,540	\$28,080	\$31,620	\$35,040	\$37,860	\$40,680	\$43,500	\$46,260	\$49,056	\$51,859
	<b>80%</b>	\$32,720	\$37,440	\$42,080	\$46,720	\$50,480	\$54,240	\$58,000	\$61,680	\$65,408	\$69,146

**PRE-1986 Project Rules Only – Not adjusted to family size:**

<b><i>MEDIAN: \$58,400</i></b>	<b><u>LOWER</u></b>	<b><u>ELIGIBLE</u></b>
<b>COUNTY METRO MSA MEDIAN INCOME*</b>	<b>80%</b>	<b>150%</b>
<i>*Orange, Lake, Osceola, and Seminole</i>	\$46,720	\$88,500