



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

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TO: Property Managers
FROM: Mildred Guzman, Program Operations Administrator
DATE: April 14, 2021
RE: 2021 Income Limits – Multi-Family Tax Exempt Bonds Rental Program.

Below are the 2021 Multi-Family Rental Program Income Limits for the Orlando Metropolitan Statistical Area (Orlando MSA), as provided by the U.S. Department of 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 issued whenever changes occur.

Note: “Hold Harmless” provisions of IRC Section 142(d)(2)(E), defines 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.

TO OBTAIN A COPY OF OCHFA’S UPDATED 2021 TENANT INCOME CERTIFICATION FORM (TIC), visit our website at www.ochfa.com – click on “Program Operations” and then click on “Property Managers”, the form link is located on the left sidebar. Choose the form that corresponds to your property. Should you have any question, please contact me via e-mail at mguzman@ochfa.com.

2021 Income Limits:

MEDIAN: \$70,800	% of Median	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons	9 Persons	10 Persons
COUNTY METRO MSA <i>Orange, Lake, Osceola & Seminole</i>	50%	\$26,750	\$30,550	\$34,350	\$38,150	\$41,250	\$44,300	\$47,350	\$50,400	\$53,410	\$56,462
	60%	\$32,100	\$36,660	\$41,220	\$45,780	\$49,500	\$53,160	\$56,820	\$60,480	\$64,092	\$67,754
	80%	\$42,800	\$48,880	\$54,960	\$61,040	\$66,000	\$70,880	\$75,760	\$80,640	\$85,456	\$90,339

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

MEDIAN: \$70,800	LOWER	ELIGIBLE
COUNTY METRO MSA MEDIAN INCOME <i>Orange, Lake, Osceola, and Seminole</i>	80% \$61,040	150% \$114,450

Effective: 4/01/2021
 Implement on or before: 5/16/2021