



ORANGE COUNTY
HOUSING FINANCE AUTHORITY

2211 E. Hillcrest St., Orlando, Florida 32803 | Office: (407) 894-0014 | Fax: (407) 898-2342 | Website: www.ochfa.com

TO: Property Managers
FROM: Mildred Guzman, Program Operations Administrator
DATE: April 17, 2020
RE: 2020 Income Limits – Multi-Family Tax Exempt Bonds Rental Program.

Below are the 2020 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 2020 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.

2020 Income Limits:

MEDIAN: \$68,100	% 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%	\$25,450	\$29,100	\$32,750	\$36,350	\$39,300	\$42,200	\$45,100	\$48,000	\$50,890	\$53,798
	60%	\$30,540	\$34,920	\$39,300	\$43,620	\$47,160	\$50,640	\$54,120	\$57,600	\$61,068	\$64,558
	80%	\$40,720	\$46,560	\$52,400	\$58,160	\$62,880	\$67,520	\$72,160	\$76,800	\$81,424	\$86,077

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

MEDIAN: \$68,100	LOWER	ELIGIBLE
COUNTY METRO MSA MEDIAN INCOME <i>(Orange, Lake, Osceola, and Seminole)</i>	80% \$58,160	150% \$109,050

Implement on or before: 5/16/2020
 Effective: 4/01/2020