

**Lee County State Housing Initiatives Partnership (SHIP) Program**

HUD Released date 4/2/2024 - FHFC posted 4/3/2024

**Rental Strategies**

2024 Income Limits Adjusted for Household Size										
% of Yearly Median Income	Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
Extremely Low Income - 30% or below Maximum Household Income	\$19,700	\$22,500	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720	Refer to HUD	
Very Low Income - 50% or below Maximum Household Income	\$32,750	\$37,450	\$42,100	\$46,800	\$50,550	\$54,300	\$58,050	\$61,800	\$65,520	\$69,264
Low Income - 80% or below Maximum Household Income	\$52,450	\$59,950	\$67,400	\$74,900	\$80,890	\$86,900	\$92,850	\$98,850	\$104,832	\$110,822
Moderate Income - 120% or below Maximum Household Income	\$78,600	\$89,880	\$101,040	\$112,320	\$121,320	\$130,320	\$139,320	\$148,350	\$157,248	\$166,234
Workforce Income - 140% or below Maximum Household Income	\$91,700	\$104,860	\$117,880	\$131,040	\$141,540	\$152,040	\$162,540	\$173,040	\$183,456	\$193,939

MSA: Cape Coral-Fort Myers

**FY 2024 Yearly median income for a household with four persons: \$88,800**

2024 Rent Limits per Number of Bedrooms in a Unit						
% of Yearly Median Income	Number of Bedrooms in Unit					
	0*	1	2	3	4	5
Extremely Low Income - 30% or below Maximum Monthly Rent	\$492	\$527	\$645	\$847	\$1,049	\$1,250
Very Low Income - 50% or below Maximum Monthly Payment	\$818	\$877	\$1,052	\$1,216	\$1,357	\$1,498
Low Income - 80% or below Maximum Monthly Rent	\$1,311	\$1,405	\$1,685	\$1,947	\$2,172	\$2,396
Moderate Income - 120% or below Maximum Monthly Rent	\$1,965	\$2,106	\$2,526	\$2,920	\$3,258	\$3,595
Workforce Income - 140% or below Maximum Monthly Rent	\$2,292	\$2,457	\$2,947	\$3,407	\$3,801	\$4,194

MSA: Cape Coral-Fort Myers (Lee County)

\* Efficiencies include 0 bedroom units

K:\HOUSING\Housing Budget\income guidelines\2024\2024 Rents Adjusted to # of Bedrooms for Rental Strategies w 140%