

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

HUD Released date 4/1/2025 - FHFC posted 4/7/2025

### **Rental Strategies**

<b>2025 Income Limits Adjusted for Household Size</b>										
<b>% of Yearly Median Income</b>	<b>Number of Persons in Household</b>									
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
Extremely Low Income - 30% or below Maximum Household Income	\$21,450	\$24,550	\$27,600	\$32,150	\$37,650	\$43,150	48650.00	\$54,150	Refer to HUD	
Very Low Income - 50% or below Maximum Household Income	\$35,750	\$40,900	\$45,950	\$51,100	\$55,200	\$59,300	\$63,400	\$67,500	\$71,540	\$75,628
Low Income - 80% or below Maximum Household Income	\$57,250	\$65,400	\$73,600	\$81,750	\$88,300	\$94,850	\$101,440	\$107,950	\$114,464	\$121,005
Moderate Income - 120% or below Maximum Household Income	\$85,800	\$98,160	\$110,280	\$122,640	\$132,480	\$142,320	\$152,160	\$162,000	\$171,696	\$181,507
Workforce Income - 140% or below Maximum Household Income	\$100,100	\$114,520	\$128,660	\$143,080	\$154,560	\$166,040	\$177,520	\$189,000	\$200,312	\$211,758

MSA: Cape Coral-Fort Myers

**FY 2025 Yearly median income for a household with four persons: \$92,500**

<b>2025 Rent Limits per Number of Bedrooms in a Unit</b>						
<b>% of Yearly Median Income</b>	<b>Number of Bedrooms in Unit</b>					
	<b>0*</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
Extremely Low Income - 30% or below Maximum Monthly Rent	\$537	\$575	\$690	\$872	\$1,078	\$1,285
Very Low Income - 50% or below Maximum Monthly Payment	\$893	\$958	\$1,148	\$1,328	\$1,482	\$1,636
Low Income - 80% or below Maximum Monthly Rent	\$1,431	\$1,533	\$1,840	\$2,125	\$2,371	\$2,616
Moderate Income - 120% or below Maximum Monthly Rent	\$2,145	\$2,299	\$2,757	\$3,189	\$3,558	\$3,927
Workforce Income - 140% or below Maximum Monthly Rent	\$2,502	\$2,682	\$3,216	\$3,720	\$4,151	\$4,581

MSA: Cape Coral-Fort Myers (Lee County)

\* Efficiencies include 0 bedroom units

K:\HOUSING\Housing Budget\income guidelines\2025\2025 Rents Adjusted to # of Bedrooms for Rental Strategies w 140%