

Effective: 6/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
National Housing Trust Fund (NHTF) Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household								Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Alachua County (Gainesville MSA)	22%	11,286	12,892	14,498	16,104	17,402	18,700	19,976	21,274	282	302	362	418	467	515
	NHTF	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	385	412	549	719	889	1,059
Baker County (Jacksonville MSA; Baker County HMFA)	22%	11,352	12,980	14,608	16,214	17,512	18,810	20,108	21,406	283	304	365	421	470	518
	NHTF	15,500	17,700	21,960	26,500	31,040	35,580	40,120	44,660	387	415	549	719	889	1,059
Bay County (Panama City MSA; Panama City-Lynn Haven-Panama City Beach HMFA)	22%	10,362	11,836	13,310	14,784	15,972	17,160	18,348	19,536	259	277	332	384	429	473
	NHTF	14,150	17,420	21,960	26,500	31,040	35,580	40,120	44,660	353	378	549	719	889	1,059
Bradford County	22%	8,888	10,164	11,440	12,694	13,728	14,740	15,752	16,764	222	238	286	330	368	406
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Brevard County (Palm Bay-Melbourne- Titusville MSA)	22%	11,198	12,782	14,388	15,972	17,270	18,546	19,822	21,098	279	299	359	415	463	511
	NHTF	15,300	17,450	21,960	26,500	31,040	35,580	40,120	44,660	382	409	549	719	889	1,059
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	13,552	15,488	17,424	19,360	20,922	22,462	24,024	25,564	338	363	435	503	561	619
	NHTF	18,500	21,150	23,800	26,500	31,040	35,580	40,120	44,660	462	495	595	719	889	1,059
Calhoun County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Charlotte County (Punta Gorda MSA)	22%	9,988	11,418	12,848	14,256	15,400	16,544	17,688	18,832	249	267	321	370	413	456
	NHTF	13,650	17,420	21,960	26,500	31,040	35,580	40,120	44,660	341	378	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Citrus County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Clay County (Jacksonville HMFA; Jacksonville MSA)	22%	11,528	13,178	14,828	16,456	17,776	19,096	20,416	21,736	288	308	370	427	477	526
	NHTF	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	393	421	549	719	889	1,059
Collier County (Naples-Immokalee-Marco Island MS)	22%	13,002	14,850	16,698	18,546	20,042	21,516	23,012	24,486	325	348	417	482	537	593
	NHTF	17,750	20,250	22,800	26,500	31,040	35,580	40,120	44,660	443	475	570	719	889	1,059
Columbia County	22%	9,064	10,362	11,660	12,936	13,992	15,026	16,060	17,094	226	242	291	336	375	414
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
DeSoto County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Dixie County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Duval County (Jacksonville HMFA; Jacksonville MSA)	22%	11,528	13,178	14,828	16,456	17,776	19,096	20,416	21,736	288	308	370	427	477	526
	NHTF	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	393	421	549	719	889	1,059
Escambia County (Pensacola-Ferry Pass- Brent MSA)	22%	10,648	12,166	13,684	15,202	16,434	17,644	18,854	20,086	266	285	342	395	441	486
	NHTF	14,550	17,420	21,960	26,500	31,040	35,580	40,120	44,660	363	389	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Flagler County (Palm Coast MSA)	22%	10,604	12,122	13,640	15,136	16,368	17,578	18,788	19,998	265	284	341	393	439	484
	NHTF	14,500	17,420	21,960	26,500	31,040	35,580	40,120	44,660	362	388	549	719	889	1,059
Franklin County	22%	8,954	10,230	11,506	12,782	13,816	14,828	15,862	16,874	223	239	287	332	370	409
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Gadsden County (Tallahassee MSA)	22%	11,770	13,442	15,114	16,786	18,150	19,492	20,834	22,176	294	315	377	436	487	537
	NHTF	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	401	430	549	719	889	1,059
Gilchrist County (Gainesville MSA)	22%	11,286	12,892	14,498	16,104	17,402	18,700	19,976	21,274	282	302	362	418	467	515
	NHTF	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	385	412	549	719	889	1,059
Glades County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Gulf County (Panama City MSA; Gulf County HMFA)	22%	9,042	10,340	11,638	12,914	13,948	14,982	16,016	17,050	226	242	290	335	374	413
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Hamilton County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Hardee County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Hendry County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Hernando County (Tampa-St.Petersburg-Clearwater MSA)	22%	11,374	13,002	14,630	16,236	17,556	18,854	20,152	21,450	284	304	365	422	471	520
	NHTF	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	388	416	549	719	889	1,059
Highlands County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Hillsborough County (Tampa-St.Petersburg-Clearwater MSA)	22%	11,374	13,002	14,630	16,236	17,556	18,854	20,152	21,450	284	304	365	422	471	520
	NHTF	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	388	416	549	719	889	1,059
Holmes County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Indian River County (Sebastian-Vero Beach MSA)	22%	11,242	12,848	14,454	16,060	17,358	18,634	19,932	21,208	281	301	361	417	465	514
	NHTF	15,350	17,550	21,960	26,500	31,040	35,580	40,120	44,660	383	411	549	719	889	1,059
Jackson County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Jefferson County (Tallahassee MSA)	22%	11,770	13,442	15,114	16,786	18,150	19,492	20,834	22,176	294	315	377	436	487	537
	NHTF	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	401	430	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Lafayette County	22%	8,800	10,054	11,308	12,562	13,574	14,586	15,598	16,588	220	235	282	326	364	402
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Lake County (Orlando-Kissimmee-Sanford MSA)	22%	11,770	13,442	15,114	16,786	18,150	19,492	20,834	22,176	294	315	377	436	487	537
	NHTF	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	401	430	549	719	889	1,059
Lee County (Cape Coral-Fort Myers MSA)	22%	11,088	12,672	14,256	15,818	17,094	18,370	19,624	20,900	277	297	356	411	459	506
	NHTF	15,100	17,420	21,960	26,500	31,040	35,580	40,120	44,660	377	404	549	719	889	1,059
Leon County (Tallahassee HMFA; Tallahassee MSA)	22%	11,770	13,442	15,114	16,786	18,150	19,492	20,834	22,176	294	315	377	436	487	537
	NHTF	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	401	430	549	719	889	1,059
Levy County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Liberty County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Madison County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Manatee County (North Port-Sarasota-Bradenton MSA)	22%	11,902	13,596	15,290	16,984	18,348	19,712	21,076	22,440	297	318	382	441	492	543
	NHTF	16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660	406	435	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Marion County (Ocala MSA)	22%	8,580	9,790	11,022	12,232	13,222	14,190	15,180	16,148	214	229	275	318	354	391
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Martin County (Port Saint Lucie MSA)	22%	11,022	12,584	14,168	15,730	17,006	18,260	19,514	20,768	275	295	354	409	456	503
	NHTF	15,050	17,420	21,960	26,500	31,040	35,580	40,120	44,660	376	403	549	719	889	1,059
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	13,926	15,928	17,908	19,888	21,494	23,078	24,662	26,268	348	373	447	517	576	636
	NHTF	19,000	21,700	24,400	27,100	31,040	35,580	40,120	44,660	475	508	610	719	889	1,059
Monroe County	22%	15,664	17,908	20,152	22,374	24,178	25,960	27,764	29,546	391	419	503	581	649	716
	NHTF	21,350	24,400	27,450	30,500	32,950	35,580	40,120	44,660	533	571	686	793	889	1,059
Nassau County (Jacksonville MSA)	22%	11,528	13,178	14,828	16,456	17,776	19,096	20,416	21,736	288	308	370	427	477	526
	NHTF	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	393	421	549	719	889	1,059
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	22%	12,122	13,838	15,576	17,292	18,678	20,064	21,450	22,836	303	324	389	449	501	553
	NHTF	16,550	18,900	21,960	26,500	31,040	35,580	40,120	44,660	413	443	549	719	889	1,059
Okeechobee County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059
Orange County (Orlando-Kissimmee- Sanford MSA)	22%	11,770	13,442	15,114	16,786	18,150	19,492	20,834	22,176	294	315	377	436	487	537
	NHTF	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	401	430	549	719	889	1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Osceola County (Orlando-Kissimmee-Sanford MSA)	22% NHTF	11,770 16,050	13,442 18,350	15,114 21,960	16,786 26,500	18,150 31,040	19,492 35,580	20,834 40,120	22,176 44,660	294 401	315 430	377 549	436 719	487 889	537 1,059
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22% NHTF	13,200 18,000	15,070 20,600	16,962 23,150	18,832 26,500	20,350 31,040	21,846 35,580	23,364 40,120	24,860 44,660	330 450	353 482	424 578	489 719	546 889	602 1,059
Pasco County (Tampa-St.Petersburg-Clearwater MSA)	22% NHTF	11,374 15,550	13,002 17,750	14,630 21,960	16,236 26,500	17,556 31,040	18,854 35,580	20,152 40,120	21,450 44,660	284 388	304 416	365 549	422 719	471 889	520 1,059
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	22% NHTF	11,374 15,550	13,002 17,750	14,630 21,960	16,236 26,500	17,556 31,040	18,854 35,580	20,152 40,120	21,450 44,660	284 388	304 416	365 549	422 719	471 889	520 1,059
Polk County (Lakeland-Winter Haven MSA)	22% NHTF	9,504 12,950	10,868 17,420	12,232 21,960	13,574 26,500	14,674 31,040	15,752 35,580	16,852 40,120	17,930 44,660	237 323	254 378	305 549	353 719	393 889	434 1,059
Putnam County	22% NHTF	8,536 12,880	9,768 17,420	10,978 21,960	12,188 26,500	13,178 31,040	14,146 35,580	15,114 40,120	16,104 44,660	213 322	228 378	274 549	317 719	353 889	390 1,059
Saint Johns County (Jacksonville MSA)	22% NHTF	11,528 15,750	13,178 18,000	14,828 21,960	16,456 26,500	17,776 31,040	19,096 35,580	20,416 40,120	21,736 44,660	288 393	308 421	370 549	427 719	477 889	526 1,059
Saint Lucie County (Port Saint Lucie MSA)	22% NHTF	11,022 15,050	12,584 17,420	14,168 21,960	15,730 26,500	17,006 31,040	18,260 35,580	19,514 40,120	20,768 44,660	275 376	295 403	354 549	409 719	456 889	503 1,059

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Santa Rosa County (Pensacola-Ferry Pass-Brent MSA)	22% NHTF	10,648 14,550	12,166 17,420	13,684 21,960	15,202 26,500	16,434 31,040	17,644 35,580	18,854 40,120	20,086 44,660	266 363	285 389	342 549	395 719	441 889	486 1,059
Sarasota County (North Port-Sarasota-Bradenton MSA)	22% NHTF	11,902 16,250	13,596 18,550	15,290 21,960	16,984 26,500	18,348 31,040	19,712 35,580	21,076 40,120	22,440 44,660	297 406	318 435	382 549	441 719	492 889	543 1,059
Seminole County (Orlando-Kissimmee-Sanford MSA)	22% NHTF	11,770 16,050	13,442 18,350	15,114 21,960	16,786 26,500	18,150 31,040	19,492 35,580	20,834 40,120	22,176 44,660	294 401	315 430	377 549	436 719	487 889	537 1,059
Sumter County	22% NHTF	10,384 14,150	11,858 17,420	13,332 21,960	14,806 26,500	15,994 31,040	17,182 35,580	18,370 40,120	19,558 44,660	259 353	278 379	333 549	385 719	429 889	474 1,059
Suwannee County	22% NHTF	8,536 12,880	9,768 17,420	10,978 21,960	12,188 26,500	13,178 31,040	14,146 35,580	15,114 40,120	16,104 44,660	213 322	228 378	274 549	317 719	353 889	390 1,059
Taylor County	22% NHTF	8,536 12,880	9,768 17,420	10,978 21,960	12,188 26,500	13,178 31,040	14,146 35,580	15,114 40,120	16,104 44,660	213 322	228 378	274 549	317 719	353 889	390 1,059
Union County	22% NHTF	8,536 12,880	9,768 17,420	10,978 21,960	12,188 26,500	13,178 31,040	14,146 35,580	15,114 40,120	16,104 44,660	213 322	228 378	274 549	317 719	353 889	390 1,059
Volusia County (Deltona-Daytona Beach-Ormond Beach MSA)	22% NHTF	10,076 13,750	11,528 17,420	12,958 21,960	14,388 26,500	15,554 31,040	16,698 35,580	17,842 40,120	19,008 44,660	251 343	270 378	323 549	374 719	417 889	460 1,059

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

Effective: 6/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
National Housing Trust Fund (NHTF) Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household								Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Wakulla County (Tallahassee MSA; Wakulla County HMFA)	22%	11,264	12,870	14,476	16,082	17,380	18,656	19,954	21,230	281	301	361	418	466	514
	NHTF	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	385	412	549	719	889	1,059
Walton County	22%	10,736	12,254	13,794	15,312	16,544	17,776	19,008	20,218	268	287	344	398	444	490
	NHTF	14,650	17,420	21,960	26,500	31,040	35,580	40,120	44,660	366	392	549	719	889	1,059
Washington County	22%	8,536	9,768	10,978	12,188	13,178	14,146	15,114	16,104	213	228	274	317	353	390
	NHTF	12,880	17,420	21,960	26,500	31,040	35,580	40,120	44,660	322	378	549	719	889	1,059

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