

2026 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 HUD Metro FMR Area [HMFA])	22% HUD HTF	15,268 20,850	17,446 23,800	19,624 27,320	21,802 33,000	23,562 38,680	25,300 44,360	27,038 50,040	28,798 55,720	381 521	408 558	490 683	567 896	632 1,109	697 1,322
Baker County (Jacksonville MSA; Baker County HMFA)	22% HUD HTF	15,510 21,150	17,710 24,200	19,932 27,320	22,132 33,000	23,914 38,680	25,674 44,360	27,456 50,040	29,216 55,720	387 528	415 566	498 683	575 896	641 1,109	708 1,322
Bay County (Panama City HMFA)	22% HUD HTF	15,246 20,800	17,424 23,750	19,602 27,320	21,758 33,000	23,518 38,680	25,256 44,360	26,994 50,040	28,732 55,720	381 520	408 556	490 683	565 896	631 1,109	696 1,322
Bradford County	22% HUD HTF	12,496 17,050	14,278 21,640	16,060 27,320	17,842 33,000	19,272 38,680	20,702 44,360	22,132 50,040	23,562 55,720	312 426	334 470	401 683	463 896	517 1,109	571 1,322
Brevard County (Palm Bay-Melbourne- Titusville MSA)	22% HUD HTF	15,356 20,950	17,534 23,950	19,734 27,320	21,912 33,000	23,672 38,680	25,432 44,360	27,192 50,040	28,930 55,720	383 523	411 561	493 683	569 896	635 1,109	701 1,322
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale- West Palm Bch MSA)	22% HUD HTF	19,514 26,650	22,308 30,450	25,080 34,250	27,896 38,050	30,118 41,100	32,362 44,360	34,606 50,040	36,828 55,720	487 666	522 713	627 856	725 989	809 1,109	892 1,322
Calhoun County	22% HUD HTF	12,452 17,000	14,234 21,640	16,016 27,320	17,776 33,000	19,206 38,680	20,636 44,360	22,044 50,040	23,474 55,720	311 425	333 470	400 683	462 896	515 1,109	568 1,322
Charlotte County (Punta Gorda MSA)	22% HUD HTF	14,850 20,300	16,984 23,200	19,118 27,320	21,230 33,000	22,946 38,680	24,640 44,360	26,334 50,040	28,028 55,720	371 507	397 543	477 683	552 896	616 1,109	679 1,322

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National Housing Trust Fund (NHTF) Program

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Citrus County	22%	12,298	14,058	15,818	17,556	18,964	20,372	21,780	23,188	307	329	395	456	509	562
	HUD HTF	16,800	21,640	27,320	33,000	38,680	44,360	50,040	55,720	420	470	683	896	1,109	1,322
Clay County (Jacksonville HMFA; Jacksonville MSA)	22%	16,742	19,140	21,538	23,914	25,828	27,742	29,656	31,570	418	448	538	621	693	765
	HUD HTF	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	571	611	733	896	1,109	1,322
Collier County (Naples-Marco Island MSA)	22%	18,634	21,296	23,958	26,620	28,754	30,888	33,022	35,156	465	499	598	692	772	852
	HUD HTF	25,450	29,050	32,700	36,300	39,250	44,360	50,040	55,720	636	681	817	944	1,109	1,322
Columbia County	22%	12,782	14,608	16,434	18,260	19,734	21,186	22,660	24,112	319	342	410	474	529	584
	HUD HTF	17,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	436	470	683	896	1,109	1,322
DeSoto County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Dixie County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Duval County (Jacksonville HMFA; Jacksonville MSA)	22%	16,742	19,140	21,538	23,914	25,828	27,742	29,656	31,570	418	448	538	621	693	765
	HUD HTF	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	571	611	733	896	1,109	1,322
Escambia County (Pensacola-Ferry Pass- Brent MSA)	22%	14,366	16,412	18,458	20,504	22,154	23,804	25,454	27,082	359	384	461	533	595	656
	HUD HTF	19,600	22,400	27,320	33,000	38,680	44,360	50,040	55,720	490	525	683	896	1,109	1,322

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Florida Housing Finance Corporation
National Housing Trust Fund (NHTF) Program

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Flagler County (Palm Coast MSA)	22%	16,060	18,348	20,658	22,946	24,794	26,620	28,468	30,294	401	430	516	596	665	734
	HUD HTF	21,950	25,050	28,200	33,000	38,680	44,360	50,040	55,720	548	587	705	896	1,109	1,322
Franklin County	22%	12,694	14,498	16,302	18,106	19,558	21,010	22,462	23,914	317	339	407	470	525	579
	HUD HTF	17,300	21,640	27,320	33,000	38,680	44,360	50,040	55,720	432	470	683	896	1,109	1,322
Gadsden County (Tallahassee MSA)	22%	15,334	17,512	19,712	21,890	23,650	25,410	27,148	28,908	383	410	492	569	635	700
	HUD HTF	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	522	560	683	896	1,109	1,322
Gilchrist County (Gainesville HUD Metro FMR Area)	22%	15,268	17,446	19,624	21,802	23,562	25,300	27,038	28,798	381	408	490	567	632	697
	HUD HTF	20,850	23,800	27,320	33,000	38,680	44,360	50,040	55,720	521	558	683	896	1,109	1,322
Glades County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Gulf County	22%	13,244	15,136	17,028	18,942	20,460	21,956	23,496	25,014	331	354	425	492	548	606
	HUD HTF	18,100	21,640	27,320	33,000	38,680	44,360	50,040	55,720	452	485	683	896	1,109	1,322
Hamilton County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Hardee County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322

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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
Hendry County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Hernando County (Tampa-St.Petersburg- Clearwater MSA)	22%	17,666	20,174	22,704	25,234	27,258	29,282	31,306	33,308	441	473	567	656	732	807
	HUD HTF	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	602	645	775	896	1,109	1,322
Highlands County	22%	12,452	14,234	16,016	17,776	19,206	20,636	22,044	23,474	311	333	400	462	515	568
	HUD HTF	17,000	21,640	27,320	33,000	38,680	44,360	50,040	55,720	425	470	683	896	1,109	1,322
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA)	22%	17,666	20,174	22,704	25,234	27,258	29,282	31,306	33,308	441	473	567	656	732	807
	HUD HTF	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	602	645	775	896	1,109	1,322
Holmes County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Indian River County (Sebastian-Vero Beach- West Vero Corridor MSA)	22%	15,752	17,996	20,240	22,506	24,310	26,092	27,918	29,700	393	421	506	585	652	720
	HUD HTF	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	537	576	691	896	1,109	1,322
Jackson County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Jefferson County (Tallahassee MSA)	22%	15,334	17,512	19,712	21,890	23,650	25,410	27,148	28,908	383	410	492	569	635	700
	HUD HTF	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	522	560	683	896	1,109	1,322

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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
Lafayette County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Lake County (Orlando-Kissimmee-Sanford MSA)	22%	17,710	20,240	22,770	25,278	27,302	29,326	31,350	33,374	442	474	569	657	733	809
	HUD HTF	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	603	646	776	896	1,109	1,322
Lee County (Cape Coral-Fort Myers MSA)	22%	17,292	19,778	22,220	24,728	26,708	28,688	30,668	32,648	432	463	555	642	717	791
	HUD HTF	23,600	27,000	30,350	33,700	38,680	44,360	50,040	55,720	590	632	758	896	1,109	1,322
Leon County (Tallahassee HMFA; Tallahassee MSA)	22%	15,334	17,512	19,712	21,890	23,650	25,410	27,148	28,908	383	410	492	569	635	700
	HUD HTF	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	522	560	683	896	1,109	1,322
Levy County (HUD Metro FMR Area)	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Liberty County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Madison County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Manatee County (North Port-Bradenton-Sarasota MSA)	22%	17,578	20,086	22,594	25,102	27,126	29,128	31,130	33,154	439	470	564	652	728	803
	HUD HTF	24,000	27,400	30,850	34,250	38,680	44,360	50,040	55,720	600	642	771	896	1,109	1,322

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Marion County (Ocala MSA)	22%	12,936	14,784	16,632	18,480	19,976	21,450	22,924	24,398	323	346	415	480	536	591
	HUD HTF	17,650	21,640	27,320	33,000	38,680	44,360	50,040	55,720	441	473	683	896	1,109	1,322
Martin County (Port Saint Lucie MSA)	22%	15,774	18,040	20,284	22,528	24,332	26,136	27,940	29,744	394	422	507	585	653	721
	HUD HTF	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	537	576	691	896	1,109	1,322
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	20,988	23,980	26,972	29,964	32,362	34,760	37,158	39,556	524	562	674	779	869	958
	HUD HTF	28,600	32,700	36,800	40,850	44,150	47,400	50,700	55,720	715	766	920	1,062	1,185	1,322
Monroe County	22%	22,088	25,212	28,380	31,526	34,034	36,564	39,094	41,624	552	591	709	819	914	1,008
	HUD HTF	30,100	34,400	38,700	43,000	46,450	49,900	53,350	56,800	752	806	967	1,118	1,247	1,376
Nassau County (Jacksonville MSA)	22%	16,742	19,140	21,538	23,914	25,828	27,742	29,656	31,570	418	448	538	621	693	765
	HUD HTF	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	571	611	733	896	1,109	1,322
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	22%	16,434	18,788	21,142	23,474	25,366	27,236	29,128	30,998	410	440	528	610	680	751
	HUD HTF	22,400	25,600	28,800	33,000	38,680	44,360	50,040	55,720	560	600	720	896	1,109	1,322
Okeechobee County	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322
Orange County (Orlando-Kissimmee- Sanford MSA)	22%	17,710	20,240	22,770	25,278	27,302	29,326	31,350	33,374	442	474	569	657	733	809
	HUD HTF	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	603	646	776	896	1,109	1,322

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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% HUD HTF	17,710 24,150	20,240 27,600	22,770 31,050	25,278 34,450	27,302 38,680	29,326 44,360	31,350 50,040	33,374 55,720	442 603	474 646	569 776	657 896	733 1,109	809 1,322
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22% HUD HTF	19,800 27,000	22,616 30,850	25,454 34,700	28,270 38,550	30,536 41,650	32,802 44,750	35,068 50,040	37,334 55,720	495 675	530 723	636 867	735 1,002	820 1,118	905 1,322
Pasco County (Tampa-St.Petersburg-Clearwater MSA)	22% HUD HTF	17,666 24,100	20,174 27,550	22,704 31,000	25,234 34,400	27,258 38,680	29,282 44,360	31,306 50,040	33,308 55,720	441 602	473 645	567 775	656 896	732 1,109	807 1,322
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	22% HUD HTF	17,666 24,100	20,174 27,550	22,704 31,000	25,234 34,400	27,258 38,680	29,282 44,360	31,306 50,040	33,308 55,720	441 602	473 645	567 775	656 896	732 1,109	807 1,322
Polk County (Lakeland-Winter Haven MSA)	22% HUD HTF	13,464 18,350	15,378 21,640	17,292 27,320	19,206 33,000	20,746 38,680	22,286 44,360	23,826 50,040	25,366 55,720	336 458	360 491	432 683	499 896	557 1,109	614 1,322
Putnam County	22% HUD HTF	12,056 16,450	13,794 21,640	15,510 27,320	17,226 33,000	18,590 38,680	19,976 44,360	21,362 50,040	22,748 55,720	301 411	323 470	387 683	447 896	499 1,109	551 1,322
Saint Johns County (Jacksonville MSA)	22% HUD HTF	16,742 22,850	19,140 26,100	21,538 29,350	23,914 33,000	25,828 38,680	27,742 44,360	29,656 50,040	31,570 55,720	418 571	448 611	538 733	621 896	693 1,109	765 1,322
Saint Lucie County (Port Saint Lucie MSA)	22% HUD HTF	15,774 21,500	18,040 24,600	20,284 27,650	22,528 33,000	24,332 38,680	26,136 44,360	27,940 50,040	29,744 55,720	394 537	422 576	507 691	585 896	653 1,109	721 1,322

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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% HUD HTF	14,366 19,600	16,412 22,400	18,458 27,320	20,504 33,000	22,154 38,680	23,804 44,360	25,454 50,040	27,082 55,720	359 490	384 525	461 683	533 896	595 1,109	656 1,322
Sarasota County (North Port-Bradenton-Sarasota MSA)	22% HUD HTF	17,578 24,000	20,086 27,400	22,594 30,850	25,102 34,250	27,126 38,680	29,128 44,360	31,130 50,040	33,154 55,720	439 600	470 642	564 771	652 896	728 1,109	803 1,322
Seminole County (Orlando-Kissimmee-Sanford MSA)	22% HUD HTF	17,710 24,150	20,240 27,600	22,770 31,050	25,278 34,450	27,302 38,680	29,326 44,360	31,350 50,040	33,374 55,720	442 603	474 646	569 776	657 896	733 1,109	809 1,322
Sumter County (Wildwood-The Villages MSA)	22% HUD HTF	16,038 21,900	18,326 25,000	20,614 28,150	22,902 33,000	24,750 38,680	26,576 44,360	28,402 50,040	30,250 55,720	400 547	429 586	515 703	595 896	664 1,109	733 1,322
Suwannee County	22% HUD HTF	12,056 16,450	13,794 21,640	15,510 27,320	17,226 33,000	18,590 38,680	19,976 44,360	21,362 50,040	22,748 55,720	301 411	323 470	387 683	447 896	499 1,109	551 1,322
Taylor County	22% HUD HTF	12,056 16,450	13,794 21,640	15,510 27,320	17,226 33,000	18,590 38,680	19,976 44,360	21,362 50,040	22,748 55,720	301 411	323 470	387 683	447 896	499 1,109	551 1,322
Union County	22% HUD HTF	12,452 17,000	14,234 21,640	16,016 27,320	17,776 33,000	19,206 38,680	20,636 44,360	22,044 50,040	23,474 55,720	311 425	333 470	400 683	462 896	515 1,109	568 1,322
Volusia County (Deltona-Daytona Beach-Ormond Beach MSA)	22% HUD HTF	15,268 20,850	17,446 23,800	19,624 27,320	21,802 33,000	23,562 38,680	25,300 44,360	27,038 50,040	28,798 55,720	381 521	408 558	490 683	567 896	632 1,109	697 1,322

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: 6/1/2026

**2026 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%	15,466	17,688	19,888	22,088	23,870	25,630	27,390	29,172	386	414	497	574	640	707
	HUD HTF	21,100	24,100	27,320	33,000	38,680	44,360	50,040	55,720	527	565	683	896	1,109	1,322
Walton County	22%	15,048	17,182	19,338	21,472	23,210	24,926	26,642	28,358	376	402	483	558	623	687
	HUD HTF	20,550	23,450	27,320	33,000	38,680	44,360	50,040	55,720	513	550	683	896	1,109	1,322
Washington County (Washington County HMFA)	22%	12,056	13,794	15,510	17,226	18,590	19,976	21,362	22,748	301	323	387	447	499	551
	HUD HTF	16,450	21,640	27,320	33,000	38,680	44,360	50,040	55,720	411	470	683	896	1,109	1,322

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