

**2019 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%	10,956	12,518	14,080	15,642	16,896	18,150	19,404	20,658	273	293	352	406	453	500
	NHTF	14,950	17,100	21,330	25,750	30,170	34,590	39,010	43,430	373	400	533	699	864	1,030
Baker County (Jacksonville MSA; Baker County HMFA)	22%	10,164	11,616	13,068	14,498	15,664	16,830	17,996	19,140	254	272	326	377	420	464
	NHTF	13,850	16,910	21,330	25,750	30,170	34,590	39,010	43,430	346	370	533	699	864	1,030
Bay County (Panama City MSA; Panama City-Lynn Haven-Panama City Beach HMFA)	22%	9,922	11,330	12,738	14,146	15,290	16,412	17,556	18,678	248	265	318	367	410	452
	NHTF	13,550	16,910	21,330	25,750	30,170	34,590	39,010	43,430	338	367	533	699	864	1,030
Bradford County	22%	9,218	10,538	11,858	13,156	14,212	15,268	16,324	17,380	230	246	296	342	381	421
	NHTF	12,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	315	367	533	699	864	1,030
Brevard County (Palm Bay-Melbourne- Titusville MSA)	22%	10,164	11,616	13,068	14,498	15,664	16,830	17,996	19,140	254	272	326	377	420	464
	NHTF	13,850	16,910	21,330	25,750	30,170	34,590	39,010	43,430	346	370	533	699	864	1,030
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	12,980	14,828	16,676	18,524	20,020	21,494	22,990	24,464	324	347	416	481	537	593
	NHTF	17,700	20,200	22,750	25,750	30,170	34,590	39,010	43,430	442	473	568	699	864	1,030
Calhoun County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Charlotte County (Punta Gorda MSA)	22%	8,844	10,098	11,352	12,606	13,618	14,630	15,642	16,654	221	236	283	327	365	403
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030

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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
Citrus County	22%	8,118	9,284	10,450	11,594	12,540	13,464	14,388	15,312	202	217	261	301	336	371
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Clay County (Jacksonville HMFA; Jacksonville MSA)	22%	11,330	12,936	14,564	16,170	17,468	18,766	20,064	21,362	283	303	364	420	469	517
	NHTF	15,450	17,650	21,330	25,750	30,170	34,590	39,010	43,430	386	413	533	699	864	1,030
Collier County (Naples-Immokalee-Marco Island MS)	22%	12,078	13,794	15,510	17,226	18,612	19,998	21,362	22,748	301	323	387	447	499	551
	NHTF	16,450	18,800	21,330	25,750	30,170	34,590	39,010	43,430	411	440	533	699	864	1,030
Columbia County	22%	9,086	10,384	11,682	12,958	14,014	15,048	16,082	17,116	227	243	292	337	376	414
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
DeSoto County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Dixie County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Duval County (Jacksonville HMFA; Jacksonville MSA)	22%	11,330	12,936	14,564	16,170	17,468	18,766	20,064	21,362	283	303	364	420	469	517
	NHTF	15,450	17,650	21,330	25,750	30,170	34,590	39,010	43,430	386	413	533	699	864	1,030
Escambia County (Pensacola-Ferry Pass- Brent MSA)	22%	10,670	12,188	13,706	15,224	16,456	17,666	18,898	20,108	266	285	342	396	441	487
	NHTF	14,550	16,910	21,330	25,750	30,170	34,590	39,010	43,430	363	389	533	699	864	1,030

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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
Flagler County (Palm Coast 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	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864	1,030
Franklin County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Gadsden County (Tallahassee MSA)	22%	10,626	12,144	13,662	15,158	16,390	17,600	18,810	20,020	265	284	341	394	440	485
	NHTF	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430	362	388	533	699	864	1,030
Gilchrist County (Gainesville MSA)	22%	10,956	12,518	14,080	15,642	16,896	18,150	19,404	20,658	273	293	352	406	453	500
	NHTF	14,950	17,100	21,330	25,750	30,170	34,590	39,010	43,430	373	400	533	699	864	1,030
Glades County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Gulf County (Panama City MSA; Gulf County HMFA)	22%	8,382	9,592	10,780	11,968	12,936	13,904	14,850	15,818	209	224	269	311	347	383
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Hamilton County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Hardee County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030

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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%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Hernando County (Tampa-St.Petersburg- Clearwater MSA)	22%	10,318	11,792	13,266	14,718	15,906	17,094	18,260	19,448	257	276	331	382	427	471
	NHTF	14,050	16,910	21,330	25,750	30,170	34,590	39,010	43,430	351	376	533	699	864	1,030
Highlands County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA)	22%	10,318	11,792	13,266	14,718	15,906	17,094	18,260	19,448	257	276	331	382	427	471
	NHTF	14,050	16,910	21,330	25,750	30,170	34,590	39,010	43,430	351	376	533	699	864	1,030
Holmes County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Indian River County (Sebastian-Vero Beach MSA)	22%	10,010	11,440	12,870	14,300	15,444	16,588	17,732	18,876	250	268	321	371	414	457
	NHTF	13,650	16,910	21,330	25,750	30,170	34,590	39,010	43,430	341	367	533	699	864	1,030
Jackson County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Jefferson County (Tallahassee MSA)	22%	10,626	12,144	13,662	15,158	16,390	17,600	18,810	20,020	265	284	341	394	440	485
	NHTF	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430	362	388	533	699	864	1,030

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Lafayette County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Lake County (Orlando-Kissimmee-Sanford MSA)	22%	10,692	12,232	13,750	15,268	16,500	17,732	18,942	20,174	267	286	343	397	443	488
	NHTF	14,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	365	390	533	699	864	1,030
Lee County (Cape Coral-Fort Myers MSA)	22%	10,340	11,814	13,288	14,762	15,950	17,138	18,326	19,492	258	276	332	383	428	472
	NHTF	14,150	16,910	21,330	25,750	30,170	34,590	39,010	43,430	353	378	533	699	864	1,030
Leon County (Tallahassee HMFA; Tallahassee MSA)	22%	10,626	12,144	13,662	15,158	16,390	17,600	18,810	20,020	265	284	341	394	440	485
	NHTF	14,500	16,910	21,330	25,750	30,170	34,590	39,010	43,430	362	388	533	699	864	1,030
Levy County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Liberty County	22%	8,118	9,284	10,450	11,594	12,540	13,464	14,388	15,312	202	217	261	301	336	371
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Madison County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Manatee County (North Port-Sarasota-Bradenton MSA)	22%	10,934	12,496	14,058	15,598	16,852	18,106	19,360	20,592	273	292	351	405	452	499
	NHTF	14,900	17,000	21,330	25,750	30,170	34,590	39,010	43,430	372	398	533	699	864	1,030

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Marion County (Ocala MSA)	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Martin County (Port Saint Lucie MSA)	22%	9,922	11,352	12,760	14,168	15,312	16,456	17,578	18,722	248	265	319	368	411	453
	NHTF	13,550	16,910	21,330	25,750	30,170	34,590	39,010	43,430	338	367	533	699	864	1,030
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	13,046	14,916	16,786	18,634	20,130	21,626	23,122	24,618	326	349	419	484	540	596
	NHTF	17,800	20,350	22,900	25,750	30,170	34,590	39,010	43,430	445	476	572	699	864	1,030
Monroe County	22%	14,740	16,830	18,942	21,032	22,726	24,398	26,092	27,764	368	394	473	546	609	673
	NHTF	20,100	23,000	25,850	28,700	31,000	34,590	39,010	43,430	502	538	646	746	864	1,030
Nassau County (Jacksonville MSA)	22%	11,330	12,936	14,564	16,170	17,468	18,766	20,064	21,362	283	303	364	420	469	517
	NHTF	15,450	17,650	21,330	25,750	30,170	34,590	39,010	43,430	386	413	533	699	864	1,030
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	22%	11,132	12,716	14,300	15,884	17,160	18,436	19,712	20,988	278	298	357	413	460	508
	NHTF	15,200	17,350	21,330	25,750	30,170	34,590	39,010	43,430	380	406	533	699	864	1,030
Okeechobee County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Orange County (Orlando-Kissimmee- Sanford MSA)	22%	10,692	12,232	13,750	15,268	16,500	17,732	18,942	20,174	267	286	343	397	443	488
	NHTF	14,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	365	390	533	699	864	1,030

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Effective: 4/24/2019

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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%	10,692	12,232	13,750	15,268	16,500	17,732	18,942	20,174	267	286	343	397	443	488
	NHTF	14,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	365	390	533	699	864	1,030
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	12,892	14,718	16,566	18,392	19,866	21,340	22,814	24,288	322	345	414	478	533	588
	NHTF	17,600	20,100	22,600	25,750	30,170	34,590	39,010	43,430	440	471	565	699	864	1,030
Pasco County (Tampa-St.Petersburg-Clearwater MSA)	22%	10,318	11,792	13,266	14,718	15,906	17,094	18,260	19,448	257	276	331	382	427	471
	NHTF	14,050	16,910	21,330	25,750	30,170	34,590	39,010	43,430	351	376	533	699	864	1,030
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	22%	10,318	11,792	13,266	14,718	15,906	17,094	18,260	19,448	257	276	331	382	427	471
	NHTF	14,050	16,910	21,330	25,750	30,170	34,590	39,010	43,430	351	376	533	699	864	1,030
Polk County (Lakeland-Winter Haven MSA)	22%	8,976	10,252	11,528	12,804	13,838	14,872	15,884	16,918	224	240	288	333	371	410
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Putnam County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Saint Johns County (Jacksonville MSA)	22%	11,330	12,936	14,564	16,170	17,468	18,766	20,064	21,362	283	303	364	420	469	517
	NHTF	15,450	17,650	21,330	25,750	30,170	34,590	39,010	43,430	386	413	533	699	864	1,030
Saint Lucie County (Port Saint Lucie MSA)	22%	9,922	11,352	12,760	14,168	15,312	16,456	17,578	18,722	248	265	319	368	411	453
	NHTF	13,550	16,910	21,330	25,750	30,170	34,590	39,010	43,430	338	367	533	699	864	1,030

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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%	10,670	12,188	13,706	15,224	16,456	17,666	18,898	20,108	266	285	342	396	441	487
	NHTF	14,550	16,910	21,330	25,750	30,170	34,590	39,010	43,430	363	389	533	699	864	1,030
Sarasota County (North Port-Sarasota- Bradenton MSA)	22%	10,934	12,496	14,058	15,598	16,852	18,106	19,360	20,592	273	292	351	405	452	499
	NHTF	14,900	17,000	21,330	25,750	30,170	34,590	39,010	43,430	372	398	533	699	864	1,030
Seminole County (Orlando-Kissimmee- Sanford MSA)	22%	10,692	12,232	13,750	15,268	16,500	17,732	18,942	20,174	267	286	343	397	443	488
	NHTF	14,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	365	390	533	699	864	1,030
Sumter County	22%	11,000	12,562	14,124	15,686	16,962	18,216	19,470	20,724	275	294	353	408	455	502
	NHTF	15,000	17,150	21,330	25,750	30,170	34,590	39,010	43,430	375	401	533	699	864	1,030
Suwannee County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Taylor County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Union County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA)	22%	9,438	10,780	12,122	13,464	14,542	15,620	16,698	17,776	235	252	303	350	390	430
	NHTF	12,850	16,910	21,330	25,750	30,170	34,590	39,010	43,430	321	367	533	699	864	1,030

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.

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**2019 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%	9,966	11,396	12,826	14,234	15,378	16,522	17,666	18,810	249	267	320	370	413	455
	NHTF	13,600	16,910	21,330	25,750	30,170	34,590	39,010	43,430	340	367	533	699	864	1,030
Walton County	22%	10,230	11,704	13,156	14,608	15,796	16,962	18,128	19,294	255	274	328	380	424	467
	NHTF	13,950	16,910	21,330	25,750	30,170	34,590	39,010	43,430	348	373	533	699	864	1,030
Washington County	22%	7,964	9,108	10,252	11,374	12,298	13,200	14,124	15,026	199	213	256	295	330	364
	NHTF	12,490	16,910	21,330	25,750	30,170	34,590	39,010	43,430	312	367	533	699	864	1,030

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.