

Effective: 7/1/2020

**2020 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%	10,758	12,298	13,838	15,356	16,588	17,820	19,052	20,284	268	288	345	399	445	491
	NHTF	14,700	17,240	21,720	26,200	30,680	35,160	39,640	44,120	367	393	543	711	879	1,047
Baker County (Jacksonville MSA; Baker County HMFA)	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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	373	400	543	711	879	1,047
Bay County (Panama City MSA; Panama City-Lynn Haven-Panama City Beach HMFA)	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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	365	390	543	711	879	1,047
Bradford County	22%	9,174	10,472	11,792	13,090	14,146	15,202	16,236	17,292	229	245	294	340	380	419
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Brevard County (Palm Bay-Melbourne- Titusville 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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	363	389	543	711	879	1,047
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	13,728	15,686	17,644	19,602	21,186	22,748	24,310	25,894	343	367	441	509	568	627
	NHTF	18,750	21,400	24,100	26,750	30,680	35,160	39,640	44,120	468	501	602	711	879	1,047
Calhoun County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Charlotte County (Punta Gorda MSA)	22%	9,526	10,890	12,254	13,596	14,696	15,774	16,874	17,952	238	255	306	353	394	435
	NHTF	13,000	17,240	21,720	26,200	30,680	35,160	39,640	44,120	325	375	543	711	879	1,047

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Florida Housing Finance Corporation
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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Citrus County	22%	8,624	9,856	11,088	12,298	13,288	14,278	15,268	16,236	215	231	277	319	356	393
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Clay County (Jacksonville HMFA; Jacksonville MSA)	22%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	288	309	371	429	478	528
	NHTF	15,750	18,000	21,720	26,200	30,680	35,160	39,640	44,120	393	421	543	711	879	1,047
Collier County (Naples-Immokalee-Marco Island MS)	22%	12,694	14,498	16,302	18,106	19,558	21,010	22,462	23,914	317	339	407	470	525	579
	NHTF	17,300	19,800	22,250	26,200	30,680	35,160	39,640	44,120	432	463	556	711	879	1,047
Columbia County	22%	8,624	9,856	11,088	12,320	13,310	14,300	15,290	16,280	215	231	277	320	357	394
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
DeSoto County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Dixie County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Duval County (Jacksonville HMFA; Jacksonville MSA)	22%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	288	309	371	429	478	528
	NHTF	15,750	18,000	21,720	26,200	30,680	35,160	39,640	44,120	393	421	543	711	879	1,047
Escambia County (Pensacola-Ferry Pass- Brent 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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	346	375	543	711	879	1,047

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Flagler County (Palm Coast MSA)	22%	10,120	11,550	13,002	14,432	15,598	16,742	17,908	19,052	253	270	325	375	418	462
	NHTF	13,800	17,240	21,720	26,200	30,680	35,160	39,640	44,120	345	375	543	711	879	1,047
Franklin 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	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Gadsden County (Tallahassee MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047
Gilchrist County (Gainesville MSA)	22%	10,758	12,298	13,838	15,356	16,588	17,820	19,052	20,284	268	288	345	399	445	491
	NHTF	14,700	17,240	21,720	26,200	30,680	35,160	39,640	44,120	367	393	543	711	879	1,047
Glades County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
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	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Hamilton County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Hardee County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047

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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%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Hernando County (Tampa-St.Petersburg- Clearwater MSA)	22%	10,846	12,386	13,926	15,466	16,720	17,952	19,184	20,416	271	290	348	402	448	495
	NHTF	14,800	17,240	21,720	26,200	30,680	35,160	39,640	44,120	370	396	543	711	879	1,047
Highlands County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA)	22%	10,846	12,386	13,926	15,466	16,720	17,952	19,184	20,416	271	290	348	402	448	495
	NHTF	14,800	17,240	21,720	26,200	30,680	35,160	39,640	44,120	370	396	543	711	879	1,047
Holmes County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Indian River County (Sebastian-Vero Beach MSA)	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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	366	392	543	711	879	1,047
Jackson County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Jefferson County (Tallahassee MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047

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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%	8,602	9,834	11,066	12,276	13,266	14,256	15,224	16,214	215	230	276	319	356	392
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Lake County (Orlando-Kissimmee-Sanford MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047
Lee County (Cape Coral-Fort Myers 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	17,240	21,720	26,200	30,680	35,160	39,640	44,120	362	388	543	711	879	1,047
Leon County (Tallahassee HMFA; Tallahassee MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047
Levy County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Liberty County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Madison County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Manatee County (North Port-Sarasota-Bradenton MSA)	22%	11,792	13,464	15,158	16,830	18,194	19,536	20,878	22,220	294	315	378	437	488	538
	NHTF	16,100	18,400	21,720	26,200	30,680	35,160	39,640	44,120	402	431	543	711	879	1,047

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		1	2	3	4	5	6	7	8	0	1	2	3	4	5
Marion County (Ocala MSA)	22%	8,470	9,680	10,890	12,100	13,068	14,036	15,004	15,972	211	226	272	314	350	387
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Martin County (Port Saint Lucie MSA)	22%	10,714	12,232	13,772	15,290	16,522	17,754	18,964	20,196	267	286	344	397	443	489
	NHTF	14,600	17,240	21,720	26,200	30,680	35,160	39,640	44,120	365	391	543	711	879	1,047
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	14,080	16,104	18,106	20,108	21,736	23,342	24,948	26,554	352	377	452	523	583	643
	NHTF	19,200	21,950	24,700	27,400	30,680	35,160	39,640	44,120	480	514	617	712	879	1,047
Monroe County	22%	15,510	17,732	19,954	22,154	23,936	25,718	27,478	29,260	387	415	498	576	642	709
	NHTF	21,150	24,200	27,200	30,200	32,650	35,160	39,640	44,120	528	566	680	785	879	1,047
Nassau County (Jacksonville MSA)	22%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	288	309	371	429	478	528
	NHTF	15,750	18,000	21,720	26,200	30,680	35,160	39,640	44,120	393	421	543	711	879	1,047
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	22%	12,012	13,728	15,444	17,138	18,524	19,888	21,252	22,638	300	321	386	445	497	548
	NHTF	16,350	18,700	21,720	26,200	30,680	35,160	39,640	44,120	408	438	543	711	879	1,047
Okeechobee County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Orange County (Orlando-Kissimmee- Sanford MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047

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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%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22%	13,530	15,466	17,402	19,316	20,878	22,418	23,958	25,498	338	362	435	502	560	618
	NHTF	18,450	21,100	23,750	26,350	30,680	35,160	39,640	44,120	461	494	593	711	879	1,047
Pasco County (Tampa-St.Petersburg-Clearwater MSA)	22%	10,846	12,386	13,926	15,466	16,720	17,952	19,184	20,416	271	290	348	402	448	495
	NHTF	14,800	17,240	21,720	26,200	30,680	35,160	39,640	44,120	370	396	543	711	879	1,047
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	22%	10,846	12,386	13,926	15,466	16,720	17,952	19,184	20,416	271	290	348	402	448	495
	NHTF	14,800	17,240	21,720	26,200	30,680	35,160	39,640	44,120	370	396	543	711	879	1,047
Polk County (Lakeland-Winter Haven MSA)	22%	9,064	10,362	11,660	12,936	13,992	15,026	16,060	17,094	226	242	291	336	375	414
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Putnam County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Saint Johns County (Jacksonville MSA)	22%	11,550	13,200	14,850	16,500	17,820	19,140	20,460	21,780	288	309	371	429	478	528
	NHTF	15,750	18,000	21,720	26,200	30,680	35,160	39,640	44,120	393	421	543	711	879	1,047
Saint Lucie County (Port Saint Lucie MSA)	22%	10,714	12,232	13,772	15,290	16,522	17,754	18,964	20,196	267	286	344	397	443	489
	NHTF	14,600	17,240	21,720	26,200	30,680	35,160	39,640	44,120	365	391	543	711	879	1,047

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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%	10,164	11,616	13,068	14,498	15,664	16,830	17,996	19,140	254	272	326	377	420	464
	NHTF	13,850	17,240	21,720	26,200	30,680	35,160	39,640	44,120	346	375	543	711	879	1,047
Sarasota County (North Port-Sarasota- Bradenton MSA)	22%	11,792	13,464	15,158	16,830	18,194	19,536	20,878	22,220	294	315	378	437	488	538
	NHTF	16,100	18,400	21,720	26,200	30,680	35,160	39,640	44,120	402	431	543	711	879	1,047
Seminole County (Orlando-Kissimmee- Sanford MSA)	22%	11,198	12,804	14,410	15,994	17,292	18,568	19,844	21,120	279	300	360	416	464	512
	NHTF	15,300	17,450	21,720	26,200	30,680	35,160	39,640	44,120	382	409	543	711	879	1,047
Sumter County	22%	10,450	11,946	13,442	14,916	16,126	17,314	18,502	19,690	261	279	336	388	432	477
	NHTF	14,250	17,240	21,720	26,200	30,680	35,160	39,640	44,120	356	381	543	711	879	1,047
Suwannee County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Taylor County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Union County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA)	22%	10,010	11,440	12,870	14,278	15,422	16,566	17,710	18,854	250	268	321	371	414	457
	NHTF	13,650	17,240	21,720	26,200	30,680	35,160	39,640	44,120	341	375	543	711	879	1,047

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: 7/1/2020

**2020 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%	10,758	12,298	13,838	15,356	16,588	17,820	19,052	20,284	268	288	345	399	445	491
	NHTF	14,700	17,240	21,720	26,200	30,680	35,160	39,640	44,120	367	393	543	711	879	1,047
Walton County	22%	10,230	11,682	13,134	14,586	15,774	16,940	18,106	19,272	255	273	328	379	423	467
	NHTF	13,950	17,240	21,720	26,200	30,680	35,160	39,640	44,120	348	375	543	711	879	1,047
Washington County	22%	8,140	9,306	10,472	11,616	12,562	13,486	14,410	15,334	203	218	261	302	337	371
	NHTF	12,760	17,240	21,720	26,200	30,680	35,160	39,640	44,120	319	375	543	711	879	1,047

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.