

HUD release: 4/1/2021

Effective: 4/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Alachua County (Gainesville MSA) Median: 80,800	30%	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		385	412	549	719	889	1,059
	50%	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,240	54,168	641	686	823	951	1,062	1,171
	80%	41,000	46,850	52,700	58,550	63,250	67,950	72,650	77,300	81,984	86,669	1,025	1,098	1,317	1,522	1,698	1,874
	120%	61,560	70,320	79,080	87,840	94,920	102,000	108,960	116,040	122,976	130,003	1,539	1,648	1,977	2,284	2,550	2,812
	140%	71,820	82,040	92,260	102,480	110,740	119,000	127,120	135,380	143,472	151,670	1,795	1,923	2,306	2,665	2,975	3,281
Baker County (Jacksonville MSA; Baker County HMFA; Median: 73,700)	30%	15,500	17,700	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		387	415	549	719	889	1,059
	50%	25,800	29,500	33,200	36,850	39,800	42,750	45,700	48,650	51,590	54,538	645	691	830	958	1,068	1,179
	80%	41,300	47,200	53,100	58,950	63,700	68,400	73,100	77,850	82,544	87,261	1,032	1,106	1,327	1,533	1,710	1,886
	120%	61,920	70,800	79,680	88,440	95,520	102,600	109,680	116,760	123,816	130,891	1,548	1,659	1,992	2,299	2,565	2,830
	140%	72,240	82,600	92,960	103,180	111,440	119,700	127,960	136,220	144,452	152,706	1,806	1,935	2,324	2,682	2,992	3,302
Bay County (Panama City MSA; Panama City-Lynn Haven-Panam Median: 67,200)	30%	14,150	17,420	21,960	26,500	31,040	35,580	40,120	44,400	Refer to HUD		353	394	549	719	889	1,056
	50%	23,550	26,900	30,250	33,600	36,300	39,000	41,700	44,400	47,040	49,728	588	630	756	873	975	1,076
	80%	37,650	43,000	48,400	53,750	58,050	62,350	66,650	70,950	75,264	79,565	941	1,008	1,210	1,397	1,558	1,720
	120%	56,520	64,560	72,600	80,640	87,120	93,600	100,080	106,560	112,896	119,347	1,413	1,513	1,815	2,097	2,340	2,583
	140%	65,940	75,320	84,700	94,080	101,640	109,200	116,760	124,320	131,712	139,238	1,648	1,765	2,117	2,446	2,730	3,013
Bradford County Median: 57,700)	30%	12,880	17,420	21,960	26,500	31,040	33,500	35,800	38,100	Refer to HUD		322	378	549	719	837	923
	50%	20,200	23,100	26,000	28,850	31,200	33,500	35,800	38,100	40,390	42,698	505	541	650	750	837	923
	80%	32,350	36,950	41,550	46,150	49,850	53,550	57,250	60,950	64,624	68,317	808	866	1,038	1,200	1,338	1,477
	120%	48,480	55,440	62,400	69,240	74,880	80,400	85,920	91,440	96,936	102,475	1,212	1,299	1,560	1,801	2,010	2,217
	140%	56,560	64,680	72,800	80,780	87,360	93,800	100,240	106,680	113,092	119,554	1,414	1,515	1,820	2,101	2,345	2,586
Brevard County (Palm Bay-Melbourne- Titusville MSA) Median: 77,900)	30%	15,300	17,450	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		382	409	549	719	889	1,059
	50%	25,450	29,050	32,700	36,300	39,250	42,150	45,050	47,950	50,820	53,724	636	681	817	944	1,053	1,162
	80%	40,700	46,500	52,300	58,100	62,750	67,400	72,050	76,700	81,312	85,958	1,017	1,090	1,307	1,510	1,685	1,859
	120%	61,080	69,720	78,480	87,120	94,200	101,160	108,120	115,080	121,968	128,938	1,527	1,635	1,962	2,266	2,529	2,790
	140%	71,260	81,340	91,560	101,640	109,900	118,020	126,140	134,260	142,296	150,427	1,781	1,907	2,289	2,644	2,950	3,255
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale-West Palm Bch Median: 73,400)	30%	18,500	21,150	23,800	26,500	31,040	35,580	40,120	44,660	Refer to HUD		462	495	595	719	889	1,059
	50%	30,800	35,200	39,600	44,000	47,550	51,050	54,600	58,100	61,600	65,120	770	825	990	1,144	1,276	1,408
	80%	49,300	56,350	63,400	70,400	76,050	81,700	87,300	92,950	98,560	104,192	1,232	1,320	1,585	1,830	2,042	2,253
	120%	73,920	84,480	95,040	105,600	114,120	122,520	131,040	139,440	147,840	156,288	1,848	1,980	2,376	2,746	3,063	3,381
	140%	86,240	98,560	110,880	123,200	133,140	142,940	152,880	162,680	172,480	182,336	2,156	2,310	2,772	3,204	3,573	3,944

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**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Calhoun County Median: 54,500	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Charlotte County (Punta Gorda MSA) Median: 66,700	30%	13,650	17,420	21,960	26,500	31,040	35,580	40,120	42,800	Refer to HUD		341	388	549	719	889	1,036
	50%	22,700	25,950	29,200	32,400	35,000	37,600	40,200	42,800	45,360	47,952	567	608	730	842	940	1,037
	80%	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	72,576	76,723	907	972	1,167	1,348	1,503	1,659
	120%	54,480	62,280	70,080	77,760	84,000	90,240	96,480	102,720	108,864	115,085	1,362	1,459	1,752	2,022	2,256	2,490
	140%	63,560	72,660	81,760	90,720	98,000	105,280	112,560	119,840	127,008	134,266	1,589	1,702	2,044	2,359	2,632	2,905
Citrus County Median: 53,900	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Clay County (Jacksonville HMFA; Jacksonville MSA) Median: 74,800	30%	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		393	421	549	719	889	1,059
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	80%	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050	83,776	88,563	1,047	1,122	1,347	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
Collier County (Naples-Immokalee-Marco Island MS) Median: 84,300	30%	17,750	20,250	22,800	26,500	31,040	35,580	40,120	44,660	Refer to HUD		443	475	570	719	889	1,059
	50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	59,010	62,382	738	791	948	1,096	1,222	1,349
	80%	47,250	54,000	60,750	67,450	72,850	78,250	83,650	89,050	94,416	99,811	1,181	1,265	1,518	1,753	1,956	2,158
	120%	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560	141,624	149,717	1,773	1,899	2,277	2,631	2,934	3,238
	140%	82,740	94,500	106,260	118,020	127,540	136,920	146,440	155,820	165,228	174,670	2,068	2,215	2,656	3,069	3,423	3,778
Columbia County Median: 70,100	30%	12,880	17,420	21,960	26,500	31,040	34,150	36,500	38,850	Refer to HUD		322	378	549	719	853	941
	50%	20,600	23,550	26,500	29,400	31,800	34,150	36,500	38,850	41,160	43,512	515	551	662	765	853	941
	80%	32,900	37,600	42,300	47,000	50,800	54,550	58,300	62,050	65,856	69,619	822	881	1,057	1,222	1,363	1,504
	120%	49,440	56,520	63,600	70,560	76,320	81,960	87,600	93,240	98,784	104,429	1,236	1,324	1,590	1,836	2,049	2,260
	140%	57,680	65,940	74,200	82,320	89,040	95,620	102,200	108,780	115,248	121,834	1,442	1,545	1,855	2,142	2,390	2,637

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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	9	10	0	1	2	3	4	5
DeSoto County Median: 43,200	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Dixie County Median: 46,800	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Duval County (Jacksonville HMFA; Jacksonville MSA) Median: 74,800	30%	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		393	421	549	719	889	1,059
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	80%	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050	83,776	88,563	1,047	1,122	1,347	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
Escambia County (Pensacola-Ferry Pass- Brent MSA) Median: 73,900	30%	14,550	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		363	399	549	719	889	1,059
	50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650	48,370	51,134	605	648	777	898	1,002	1,106
	80%	38,750	44,250	49,800	55,300	59,750	64,150	68,600	73,000	77,392	81,814	968	1,037	1,245	1,438	1,603	1,770
	120%	58,080	66,360	74,640	82,920	89,640	96,240	102,840	109,560	116,088	122,722	1,452	1,555	1,866	2,157	2,406	2,655
	140%	67,760	77,420	87,080	96,740	104,580	112,280	119,980	127,820	135,436	143,175	1,694	1,814	2,177	2,516	2,807	3,097
Flagler County (Palm Coast MSA) Median: 71,200	30%	14,500	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		362	399	549	719	889	1,059
	50%	24,100	27,550	31,000	34,400	37,200	39,950	42,700	45,450	48,160	50,912	602	645	775	895	998	1,101
	80%	38,550	44,050	49,550	55,050	59,500	63,900	68,300	72,700	77,056	81,459	963	1,032	1,238	1,431	1,597	1,762
	120%	57,840	66,120	74,400	82,560	89,280	95,880	102,480	109,080	115,584	122,189	1,446	1,549	1,860	2,148	2,397	2,644
	140%	67,480	77,140	86,800	96,320	104,160	111,860	119,560	127,260	134,848	142,554	1,687	1,807	2,170	2,506	2,796	3,085
Franklin County Median: 58,700	30%	12,880	17,420	21,960	26,500	31,040	33,700	36,050	38,350	Refer to HUD		322	378	549	719	842	930
	50%	20,350	23,250	26,150	29,050	31,400	33,700	36,050	38,350	40,670	42,994	508	545	653	755	842	930
	80%	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400	65,072	68,790	813	871	1,046	1,209	1,348	1,488
	120%	48,840	55,800	62,760	69,720	75,360	80,880	86,520	92,040	97,608	103,186	1,221	1,308	1,569	1,813	2,022	2,232
	140%	56,980	65,100	73,220	81,340	87,920	94,360	100,940	107,380	113,876	120,383	1,424	1,526	1,830	2,115	2,359	2,604

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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	9	10	0	1	2	3	4	5
Gadsden County (Tallahassee MSA) Median: 76,400	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Gilchrist County (Gainesville MSA) Median: 80,800	30%	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		385	412	549	719	889	1,059
	50%	25,650	29,300	32,950	36,600	39,550	42,500	45,400	48,350	51,240	54,168	641	686	823	951	1,062	1,171
	80%	41,000	46,850	52,700	58,550	63,250	67,950	72,650	77,300	81,984	86,669	1,025	1,098	1,317	1,522	1,698	1,874
	120%	61,560	70,320	79,080	87,840	94,920	102,000	108,960	116,040	122,976	130,003	1,539	1,648	1,977	2,284	2,550	2,812
	140%	71,820	82,040	92,260	102,480	110,740	119,000	127,120	135,380	143,472	151,670	1,795	1,923	2,306	2,665	2,975	3,281
Glades County Median: 50,700	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Gulf County (Panama City MSA; Gulf County HMFA) Median: 56,100	30%	12,880	17,420	21,960	26,500	31,040	34,050	36,400	38,750	Refer to HUD		322	378	549	719	851	939
	50%	20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750	41,090	43,438	513	550	661	763	851	939
	80%	32,900	37,600	42,300	46,950	50,750	54,500	58,250	62,000	65,744	69,501	822	881	1,057	1,221	1,362	1,503
	120%	49,320	56,400	63,480	70,440	76,080	81,720	87,360	93,000	98,616	104,251	1,233	1,321	1,587	1,831	2,043	2,254
	140%	57,540	65,800	74,060	82,180	88,760	95,340	101,920	108,500	115,052	121,626	1,438	1,541	1,851	2,136	2,383	2,630
Hamilton County Median: 45,300	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Hardee County Median: 50,000	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

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HUD release: 4/1/2021

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**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Hendry County Median: 47,100	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Hernando County (Tampa-St.Petersburg-Clearwater MSA) Median: 72,700	30%	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		388	416	549	719	889	1,059
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	80%	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950	82,656	87,379	1,033	1,107	1,328	1,535	1,712	1,890
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Highlands County Median: 51,000	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Hillsborough County (Tampa-St.Petersburg-Clearwater MSA) Median: 72,700	30%	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		388	416	549	719	889	1,059
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	80%	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950	82,656	87,379	1,033	1,107	1,328	1,535	1,712	1,890
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Holmes County Median: 49,800	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Indian River County (Sebastian-Vero Beach MSA) Median: 77,600	30%	15,350	17,550	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		383	411	549	719	889	1,059
	50%	25,550	29,200	32,850	36,500	39,450	42,350	45,300	48,200	51,100	54,020	638	684	821	949	1,058	1,168
	80%	40,900	46,750	52,600	58,400	63,100	67,750	72,450	77,100	81,760	86,432	1,022	1,095	1,315	1,518	1,693	1,869
	120%	61,320	70,080	78,840	87,600	94,680	101,640	108,720	115,680	122,640	129,648	1,533	1,642	1,971	2,278	2,541	2,805
	140%	71,540	81,760	91,980	102,200	110,460	118,580	126,840	134,960	143,080	151,256	1,788	1,916	2,299	2,658	2,964	3,272

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**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Jackson County Median: 53,000	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Jefferson County (Tallahassee MSA) Median: 76,400	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Lafayette County Median: 57,100	30%	12,880	17,420	21,960	26,500	30,850	33,150	35,450	37,700	Refer to HUD		322	378	549	716	828	914
	50%	20,000	22,850	25,700	28,550	30,850	33,150	35,450	37,700	39,970	42,254	500	535	642	742	828	914
	80%	32,000	36,600	41,150	45,700	49,400	53,050	56,700	60,350	63,952	67,606	800	857	1,028	1,188	1,326	1,463
	120%	48,000	54,840	61,680	68,520	74,040	79,560	85,080	90,480	95,928	101,410	1,200	1,285	1,542	1,782	1,989	2,194
	140%	56,000	63,980	71,960	79,940	86,380	92,820	99,260	105,560	111,916	118,311	1,400	1,499	1,799	2,079	2,320	2,560
Lake County (Orlando-Kissimmee-Sanford MSA) Median: 70,800	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Lee County (Cape Coral-Fort Myers MSA) Median: 71,900	30%	15,100	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		377	406	549	719	889	1,059
	50%	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500	50,330	53,206	630	675	810	935	1,043	1,151
	80%	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900	80,528	85,130	1,006	1,078	1,293	1,495	1,667	1,840
	120%	60,480	69,120	77,760	86,280	93,240	100,200	107,040	114,000	120,792	127,694	1,512	1,620	1,944	2,244	2,505	2,763
	140%	70,560	80,640	90,720	100,660	108,780	116,900	124,880	133,000	140,924	148,977	1,764	1,890	2,268	2,618	2,922	3,223

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**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Leon County (Tallahassee HMFA; Tallahassee MSA) Median: 76,400	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Levy County Median: 50,500	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Liberty County Median: 50,300	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Madison County Median: 47,700	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Manatee County (North Port-Sarasota- Bradenton MSA) Median: 77,200	30%	16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		406	435	549	719	889	1,059
	50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000	54,040	57,128	676	724	868	1,003	1,120	1,236
	80%	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550	86,464	91,405	1,081	1,158	1,390	1,605	1,791	1,976
	120%	64,920	74,160	83,400	92,640	100,080	107,520	114,960	122,400	129,696	137,107	1,623	1,738	2,085	2,409	2,688	2,967
	140%	75,740	86,520	97,300	108,080	116,760	125,440	134,120	142,800	151,312	159,958	1,893	2,028	2,432	2,810	3,136	3,461
Marion County (Ocala MSA) Median: 55,600	30%	12,880	17,420	21,960	26,500	30,050	32,250	34,500	36,700	Refer to HUD		322	378	549	706	806	890
	50%	19,500	22,250	25,050	27,800	30,050	32,250	34,500	36,700	38,920	41,144	487	521	626	723	806	890
	80%	31,150	35,600	40,050	44,500	48,100	51,650	55,200	58,750	62,272	65,830	778	834	1,001	1,157	1,291	1,424
	120%	46,800	53,400	60,120	66,720	72,120	77,400	82,800	88,080	93,408	98,746	1,170	1,252	1,503	1,735	1,935	2,136
	140%	54,600	62,300	70,140	77,840	84,140	90,300	96,600	102,760	108,976	115,203	1,365	1,461	1,753	2,024	2,257	2,492

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**2021 Income Limits and Rent Limits
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SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Martin County (Port Saint Lucie MSA) Median: 71,500	30%	15,050	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		376	405	549	719	889	1,059
	50%	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	50,050	52,910	626	670	805	930	1,037	1,144
	80%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	80,080	84,656	1,001	1,073	1,287	1,487	1,660	1,831
	120%	60,120	68,640	77,280	85,800	92,760	99,600	106,440	113,280	120,120	126,984	1,503	1,609	1,932	2,232	2,490	2,746
	140%	70,140	80,080	90,160	100,100	108,220	116,200	124,180	132,160	140,140	148,148	1,753	1,877	2,254	2,604	2,905	3,204
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch) Median: 61,000	30%	19,000	21,700	24,400	27,100	31,040	35,580	40,120	44,660	Refer to HUD		475	508	610	726	889	1,059
	50%	31,650	36,200	40,700	45,200	48,850	52,450	56,050	59,700	63,280	66,896	791	848	1,017	1,175	1,311	1,446
	80%	50,650	57,850	65,100	72,300	78,100	83,900	89,700	95,450	101,248	107,034	1,266	1,356	1,627	1,880	2,097	2,314
	120%	75,960	86,880	97,680	108,480	117,240	125,880	134,520	143,280	151,872	160,550	1,899	2,035	2,442	2,821	3,147	3,472
	140%	88,620	101,360	113,960	126,560	136,780	146,860	156,940	167,160	177,184	187,309	2,215	2,374	2,849	3,291	3,671	4,051
Monroe County Median: 84,400	30%	21,350	24,400	27,450	30,500	32,950	35,580	40,120	44,660	Refer to HUD		533	571	686	793	889	1,059
	50%	35,600	40,700	45,800	50,850	54,950	59,000	63,100	67,150	71,190	75,258	890	953	1,145	1,322	1,475	1,628
	80%	56,950	65,100	73,250	81,350	87,900	94,400	100,900	107,400	113,904	120,413	1,423	1,525	1,831	2,115	2,360	2,603
	120%	85,440	97,680	109,920	122,040	131,880	141,600	151,440	161,160	170,856	180,619	2,136	2,289	2,748	3,174	3,540	3,907
	140%	99,680	113,960	128,240	142,380	153,860	165,200	176,680	188,020	199,332	210,722	2,492	2,670	3,206	3,703	4,130	4,558
Nassau County (Jacksonville MSA) Median: 74,800	30%	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		393	421	549	719	889	1,059
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	80%	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050	83,776	88,563	1,047	1,122	1,347	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA) Median: 78,600	30%	16,550	18,900	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		413	443	549	719	889	1,059
	50%	27,550	31,450	35,400	39,300	42,450	45,600	48,750	51,900	55,020	58,164	688	737	885	1,021	1,140	1,258
	80%	44,050	50,350	56,650	62,900	67,950	73,000	78,000	83,050	88,032	93,062	1,101	1,180	1,416	1,635	1,825	2,013
	120%	66,120	75,480	84,960	94,320	101,880	109,440	117,000	124,560	132,048	139,594	1,653	1,770	2,124	2,452	2,736	3,019
	140%	77,140	88,060	99,120	110,040	118,860	127,680	136,500	145,320	154,056	162,859	1,928	2,065	2,478	2,861	3,192	3,522
Okeechobee County Median: 48,400	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

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HUD release: 4/1/2021

Effective: 4/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Orange County (Orlando-Kissimmee-Sanford MSA) Median: 70,800	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Osceola County (Orlando-Kissimmee-Sanford MSA) Median: 70,800	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch) Median: 80,200	30%	18,000	20,600	23,150	26,500	31,040	35,580	40,120	44,660	Refer to HUD		450	482	578	719	889	1,059
	50%	30,000	34,250	38,550	42,800	46,250	49,650	53,100	56,500	59,920	63,344	750	803	963	1,113	1,241	1,370
	80%	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450	95,872	101,350	1,198	1,284	1,541	1,781	1,987	2,192
	120%	72,000	82,200	92,520	102,720	111,000	119,160	127,440	135,600	143,808	152,026	1,800	1,927	2,313	2,671	2,979	3,288
	140%	84,000	95,900	107,940	119,840	129,500	139,020	148,680	158,200	167,776	177,363	2,100	2,248	2,698	3,116	3,475	3,836
Pasco County (Tampa-St.Petersburg-Clearwater MSA) Median: 72,700	30%	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		388	416	549	719	889	1,059
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	80%	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950	82,656	87,379	1,033	1,107	1,328	1,535	1,712	1,890
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Pinellas County (Tampa-St.Petersburg-Clearwater MSA) Median: 72,700	30%	15,550	17,750	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		388	416	549	719	889	1,059
	50%	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750	51,660	54,612	646	692	831	960	1,071	1,181
	80%	41,350	47,250	53,150	59,050	63,800	68,500	73,250	77,950	82,656	87,379	1,033	1,107	1,328	1,535	1,712	1,890
	120%	62,040	70,920	79,800	88,560	95,760	102,840	109,920	117,000	123,984	131,069	1,551	1,662	1,995	2,304	2,571	2,836
	140%	72,380	82,740	93,100	103,320	111,720	119,980	128,240	136,500	144,648	152,914	1,809	1,939	2,327	2,688	2,999	3,309
Polk County (Lakeland-Winter Haven MSA) Median: 62,100	30%	12,950	17,420	21,960	26,500	31,040	35,580	38,300	40,750	Refer to HUD		323	379	549	719	889	988
	50%	21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	43,190	45,658	540	578	695	802	895	988
	80%	34,550	39,500	44,450	49,350	53,300	57,250	61,200	65,150	69,104	73,053	863	925	1,111	1,283	1,431	1,579
	120%	51,840	59,280	66,720	74,040	80,040	85,920	91,920	97,800	103,656	109,579	1,296	1,389	1,668	1,926	2,148	2,371
	140%	60,480	69,160	77,840	86,380	93,380	100,240	107,240	114,100	120,932	127,842	1,512	1,620	1,946	2,247	2,506	2,766

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Effective: 4/1/2021

**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Putnam County	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Median: 55,700																	
Saint Johns County (Jacksonville MSA)	30%	15,750	18,000	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		393	421	549	719	889	1,059
	50%	26,200	29,950	33,700	37,400	40,400	43,400	46,400	49,400	52,360	55,352	655	701	842	972	1,085	1,197
	80%	41,900	47,900	53,900	59,850	64,650	69,450	74,250	79,050	83,776	88,563	1,047	1,122	1,347	1,556	1,736	1,916
	120%	62,880	71,880	80,880	89,760	96,960	104,160	111,360	118,560	125,664	132,845	1,572	1,684	2,022	2,334	2,604	2,874
	140%	73,360	83,860	94,360	104,720	113,120	121,520	129,920	138,320	146,608	154,986	1,834	1,965	2,359	2,723	3,038	3,353
Median: 74,800																	
Saint Lucie County (Port Saint Lucie MSA)	30%	15,050	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		376	405	549	719	889	1,059
	50%	25,050	28,600	32,200	35,750	38,650	41,500	44,350	47,200	50,050	52,910	626	670	805	930	1,037	1,144
	80%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	80,080	84,656	1,001	1,073	1,287	1,487	1,660	1,831
	120%	60,120	68,640	77,280	85,800	92,760	99,600	106,440	113,280	120,120	126,984	1,503	1,609	1,932	2,232	2,490	2,746
	140%	70,140	80,080	90,160	100,100	108,220	116,200	124,180	132,160	140,140	148,148	1,753	1,877	2,254	2,604	2,905	3,204
Median: 71,500																	
Santa Rosa County (Pensacola-Ferry Pass- Brent MSA)	30%	14,550	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		363	399	549	719	889	1,059
	50%	24,200	27,650	31,100	34,550	37,350	40,100	42,850	45,650	48,370	51,134	605	648	777	898	1,002	1,106
	80%	38,750	44,250	49,800	55,300	59,750	64,150	68,600	73,000	77,392	81,814	968	1,037	1,245	1,438	1,603	1,770
	120%	58,080	66,360	74,640	82,920	89,640	96,240	102,840	109,560	116,088	122,722	1,452	1,555	1,866	2,157	2,406	2,655
	140%	67,760	77,420	87,080	96,740	104,580	112,280	119,980	127,820	135,436	143,175	1,694	1,814	2,177	2,516	2,807	3,097
Median: 73,900																	
Sarasota County (North Port-Sarasota- Bradenton MSA)	30%	16,250	18,550	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		406	435	549	719	889	1,059
	50%	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000	54,040	57,128	676	724	868	1,003	1,120	1,236
	80%	43,250	49,400	55,600	61,750	66,700	71,650	76,600	81,550	86,464	91,405	1,081	1,158	1,390	1,605	1,791	1,976
	120%	64,920	74,160	83,400	92,640	100,080	107,520	114,960	122,400	129,696	137,107	1,623	1,738	2,085	2,409	2,688	2,967
	140%	75,740	86,520	97,300	108,080	116,760	125,440	134,120	142,800	151,312	159,958	1,893	2,028	2,432	2,810	3,136	3,461
Median: 77,200																	
Seminole County (Orlando-Kissimmee- Sanford MSA)	30%	16,050	18,350	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		401	430	549	719	889	1,059
	50%	26,750	30,550	34,350	38,150	41,250	44,300	47,350	50,400	53,410	56,462	668	716	858	992	1,107	1,221
	80%	42,750	48,850	54,950	61,050	65,950	70,850	75,750	80,600	85,456	90,339	1,068	1,145	1,373	1,587	1,771	1,954
	120%	64,200	73,320	82,440	91,560	99,000	106,320	113,640	120,960	128,184	135,509	1,605	1,719	2,061	2,382	2,658	2,932
	140%	74,900	85,540	96,180	106,820	115,500	124,040	132,580	141,120	149,548	158,094	1,872	2,005	2,404	2,779	3,101	3,421
Median: 70,800																	

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SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Sumter County Median: 67,300	30%	14,150	17,420	21,960	26,500	31,040	35,580	40,120	44,450	Refer to HUD		353	394	549	719	889	1,057
	50%	23,600	26,950	30,300	33,650	36,350	39,050	41,750	44,450	47,110	49,802	590	631	757	875	976	1,077
	80%	37,700	43,100	48,500	53,850	58,200	62,500	66,800	71,100	75,376	79,683	942	1,010	1,212	1,400	1,562	1,723
	120%	56,640	64,680	72,720	80,760	87,240	93,720	100,200	106,680	113,064	119,525	1,416	1,516	1,818	2,100	2,343	2,586
	140%	66,080	75,460	84,840	94,220	101,780	109,340	116,900	124,460	131,908	139,446	1,652	1,769	2,121	2,450	2,733	3,017
Suwannee County Median: 51,800	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Taylor County Median: 48,400	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Union County Median: 53,600	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483
Volusia County (Deltona-Daytona Beach- Ormond Beach MSA) Median: 65,400	30%	13,750	17,420	21,960	26,500	31,040	35,580	40,120	43,200	Refer to HUD		343	389	549	719	889	1,041
	50%	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200	45,780	48,396	572	613	736	850	948	1,046
	80%	36,650	41,850	47,100	52,300	56,500	60,700	64,900	69,050	73,248	77,434	916	981	1,177	1,360	1,517	1,674
	120%	54,960	62,880	70,680	78,480	84,840	91,080	97,320	103,680	109,872	116,150	1,374	1,473	1,767	2,041	2,277	2,512
	140%	64,120	73,360	82,460	91,560	98,980	106,260	113,540	120,960	128,184	135,509	1,603	1,718	2,061	2,381	2,656	2,931
Wakulla County (Tallahassee MSA; Wakulla County HMFA) Median: 73,100	30%	15,400	17,600	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		385	412	549	719	889	1,059
	50%	25,600	29,250	32,900	36,550	39,500	42,400	45,350	48,250	51,170	54,094	640	685	822	950	1,060	1,170
	80%	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250	81,872	86,550	1,023	1,096	1,316	1,521	1,697	1,872
	120%	61,440	70,200	78,960	87,720	94,800	101,760	108,840	115,800	122,808	129,826	1,536	1,645	1,974	2,281	2,544	2,808
	140%	71,680	81,900	92,120	102,340	110,600	118,720	126,980	135,100	143,276	151,463	1,792	1,919	2,303	2,661	2,968	3,276

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.

HUD release: 4/1/2021

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**2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

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	9	10	0	1	2	3	4	5
Walton County Median: 80,900	30%	14,650	17,420	21,960	26,500	31,040	35,580	40,120	44,660	Refer to HUD		366	400	549	719	889	1,059
	50%	24,400	27,850	31,350	34,800	37,600	40,400	43,200	45,950	48,720	51,504	610	653	783	905	1,010	1,114
	80%	39,000	44,600	50,150	55,700	60,200	64,650	69,100	73,550	77,952	82,406	975	1,045	1,253	1,448	1,616	1,783
	120%	58,560	66,840	75,240	83,520	90,240	96,960	103,680	110,280	116,928	123,610	1,464	1,567	1,881	2,172	2,424	2,674
	140%	68,320	77,980	87,780	97,440	105,280	113,120	120,960	128,660	136,416	144,211	1,708	1,828	2,194	2,534	2,828	3,120
Washington County Median: 50,600	30%	12,880	17,420	21,960	26,500	29,950	32,150	34,350	36,600	Refer to HUD		322	378	549	705	803	886
	50%	19,400	22,200	24,950	27,700	29,950	32,150	34,350	36,600	38,780	40,996	485	520	623	720	803	886
	80%	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500	62,048	65,594	776	831	997	1,151	1,285	1,418
	120%	46,560	53,280	59,880	66,480	71,880	77,160	82,440	87,840	93,072	98,390	1,164	1,248	1,497	1,729	1,929	2,128
	140%	54,320	62,160	69,860	77,560	83,860	90,020	96,180	102,480	108,584	114,789	1,358	1,456	1,746	2,017	2,250	2,483

The HUD definition for extremely low income (30%) takes into consideration, and is limited by, the federal poverty guidelines which have fixed dollar amount adjustments by member count and are the same throughout the 48 contiguous states. The federal poverty guidelines are constrained by the limits for very low income (50%). Consequently, the extremely low income limits may equal the very low income limits.

Within its Income Limits Documentation system, HUD provides a method to calculate the extremely low income limit for families with more than 8 members.

https://www.huduser.gov/portal/datasets/il.html#2021_query

In the "Access Individual Income Limits Areas" section, click "Click Here for FY 2021 IL Documentation" then select the state and select the county then click "View County Calculations". In the Extremely Low Income Limits portion of the table, click "Explanation" and redirect to a new page. Scroll to the bottom of the page and select the number of household members (from 9 to 20).