

2025 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	16,016 21,850	18,304 25,000	20,592 28,100	22,880 32,150	24,728 37,650	26,554 43,150	28,380 48,650	30,206 54,150	400 546	429 585	514 702	595 872	663 1,078	732 1,285
Baker County (Jacksonville MSA; Baker County HMFA)	22% HUD HTF	14,102 19,250	16,104 22,000	18,128 26,650	20,130 32,150	21,758 37,650	23,364 43,150	24,970 48,650	26,576 54,150	352 481	377 515	453 666	523 872	584 1,078	644 1,285
Bay County (Panama City HMFA)	22% HUD HTF	14,498 19,800	16,566 22,600	18,634 26,650	20,702 32,150	22,374 37,650	24,024 43,150	25,674 48,650	27,346 54,150	362 495	388 530	465 666	538 872	600 1,078	662 1,285
Bradford County	22% HUD HTF	11,880 16,250	13,574 21,150	15,246 26,650	16,962 32,150	18,326 37,650	19,668 43,150	21,032 48,650	22,396 54,150	297 406	318 460	381 666	441 872	491 1,078	542 1,285
Brevard County (Palm Bay-Melbourne- Titusville MSA)	22% HUD HTF	15,400 21,000	17,600 24,000	19,800 27,000	21,978 32,150	23,738 37,650	25,498 43,150	27,258 48,650	29,018 54,150	385 525	412 562	495 675	571 872	637 1,078	703 1,285
Broward County (Fort Lauderdale HMFA; Miami-Ft. Lauderdale- West Palm Bch MSA)	22% HUD HTF	17,754 24,250	20,284 27,700	22,814 31,150	25,366 34,600	27,390 37,650	29,436 43,150	31,460 48,650	33,484 54,150	443 606	475 649	570 778	659 900	735 1,078	811 1,285
Calhoun County	22% HUD HTF	11,748 16,000	13,420 21,150	15,092 26,650	16,764 32,150	18,106 37,650	19,448 43,150	20,790 48,650	22,132 54,150	293 400	314 460	377 666	435 872	486 1,078	536 1,285
Charlotte County (Punta Gorda MSA)	22% HUD HTF	13,508 18,450	15,466 21,150	17,380 26,650	19,316 32,150	20,878 37,650	22,418 43,150	23,958 48,650	25,498 54,150	337 461	362 494	434 666	502 872	560 1,078	618 1,285

2025 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
Citrus County	22%	11,198	12,782	14,388	15,972	17,270	18,546	19,822	21,098	279	299	359	415	463	511
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Clay County (Jacksonville HMFA; Jacksonville MSA)	22%	15,796	18,040	20,306	22,550	24,354	26,158	27,962	29,766	394	422	507	586	653	721
	HUD HTF	21,550	24,600	27,700	32,150	37,650	43,150	48,650	54,150	538	576	692	872	1,078	1,285
Collier County (Naples-Marco Island MSA)	22%	17,512	19,998	22,506	24,992	26,994	28,996	30,998	33,000	437	468	562	649	724	799
	HUD HTF	23,900	27,300	30,700	34,100	37,650	43,150	48,650	54,150	597	640	767	886	1,078	1,285
Columbia County	22%	11,814	13,486	15,180	16,852	18,216	19,558	20,900	22,264	295	316	379	438	488	539
	HUD HTF	16,100	21,150	26,650	32,150	37,650	43,150	48,650	54,150	402	460	666	872	1,078	1,285
DeSoto County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Dixie County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Duval County (Jacksonville HMFA; Jacksonville MSA)	22%	15,796	18,040	20,306	22,550	24,354	26,158	27,962	29,766	394	422	507	586	653	721
	HUD HTF	21,550	24,600	27,700	32,150	37,650	43,150	48,650	54,150	538	576	692	872	1,078	1,285
Escambia County (Pensacola-Ferry Pass- Brent MSA)	22%	15,114	17,270	19,426	21,582	23,320	25,036	26,774	28,490	377	404	485	561	625	690
	HUD HTF	20,650	23,600	26,650	32,150	37,650	43,150	48,650	54,150	516	553	666	872	1,078	1,285

2025 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
Flagler County (Palm Coast MSA)	22% HUD HTF	14,608	16,698	18,788	20,878	22,550	24,222	25,894	27,544	365	391	469	542	605	667
		19,950	22,800	26,650	32,150	37,650	43,150	48,650	54,150	498	534	666	872	1,078	1,285
Franklin County	22% HUD HTF	11,682	13,354	15,026	16,698	18,040	19,382	20,702	22,044	292	312	375	434	484	534
		15,950	21,150	26,650	32,150	37,650	43,150	48,650	54,150	398	460	666	872	1,078	1,285
Gadsden County (Tallahassee MSA)	22% HUD HTF	14,234	16,258	18,282	20,306	21,934	23,562	25,190	26,818	355	381	457	528	589	650
		19,400	22,200	26,650	32,150	37,650	43,150	48,650	54,150	485	520	666	872	1,078	1,285
Gilchrist County (Gainesville HUD Metro FMR Area)	22% HUD HTF	16,016	18,304	20,592	22,880	24,728	26,554	28,380	30,206	400	429	514	595	663	732
		21,850	25,000	28,100	32,150	37,650	43,150	48,650	54,150	546	585	702	872	1,078	1,285
Glades County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Gulf County	22% HUD HTF	12,056	13,772	15,488	17,226	18,612	19,976	21,362	22,748	301	322	387	447	499	551
		16,450	21,150	26,650	32,150	37,650	43,150	48,650	54,150	411	460	666	872	1,078	1,285
Hamilton County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Hardee County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285

2025 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
Hendry County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Hernando County (Tampa-St.Petersburg- Clearwater 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	32,150	37,650	43,150	48,650	54,150	548	587	705	872	1,078	1,285
Highlands County	22%	11,814	13,486	15,180	16,852	18,216	19,558	20,900	22,264	295	316	379	438	488	539
	HUD HTF	16,100	21,150	26,650	32,150	37,650	43,150	48,650	54,150	402	460	666	872	1,078	1,285
Hillsborough County (Tampa-St.Petersburg- Clearwater 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	32,150	37,650	43,150	48,650	54,150	548	587	705	872	1,078	1,285
Holmes County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Indian River County (Sebastian-Vero Beach- West Vero Corridor MSA)	22%	14,322	16,368	18,414	20,460	22,110	23,738	25,388	27,016	358	383	460	532	593	655
	HUD HTF	19,550	22,350	26,650	32,150	37,650	43,150	48,650	54,150	488	523	666	872	1,078	1,285
Jackson County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Jefferson County (Tallahassee MSA)	22%	14,234	16,258	18,282	20,306	21,934	23,562	25,190	26,818	355	381	457	528	589	650
	HUD HTF	19,400	22,200	26,650	32,150	37,650	43,150	48,650	54,150	485	520	666	872	1,078	1,285

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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%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Lake County (Orlando-Kissimmee-Sanford MSA)	22%	16,236	18,546	20,878	23,188	25,058	26,906	28,754	30,602	405	434	521	603	672	741
	HUD HTF	22,150	25,300	28,450	32,150	37,650	43,150	48,650	54,150	553	593	711	872	1,078	1,285
Lee County (Cape Coral-Fort Myers MSA)	22%	15,730	17,996	20,218	22,484	24,288	26,092	27,896	29,700	393	421	505	584	652	719
	HUD HTF	21,500	24,550	27,600	32,150	37,650	43,150	48,650	54,150	537	575	690	872	1,078	1,285
Leon County (Tallahassee HMFA; Tallahassee MSA)	22%	14,234	16,258	18,282	20,306	21,934	23,562	25,190	26,818	355	381	457	528	589	650
	HUD HTF	19,400	22,200	26,650	32,150	37,650	43,150	48,650	54,150	485	520	666	872	1,078	1,285
Levy County (HUD Metro FMR Area)	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Liberty County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Madison County	22%	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
	HUD HTF	15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Manatee County (North Port-Bradenton-Sarasota MSA)	22%	16,588	18,942	21,318	23,672	25,586	27,478	29,370	31,262	414	444	532	615	686	757
	HUD HTF	22,650	25,850	29,100	32,300	37,650	43,150	48,650	54,150	566	606	727	872	1,078	1,285

Effective: 6/1/2025

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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
Marion County (Ocala MSA)	22% HUD HTF	11,880	13,574	15,268	16,962	18,326	19,690	21,054	22,396	297	318	381	441	492	543
		16,250	21,150	26,650	32,150	37,650	43,150	48,650	54,150	406	460	666	872	1,078	1,285
Martin County (Port Saint Lucie MSA)	22% HUD HTF	14,586	16,676	18,766	20,834	22,506	24,178	25,850	27,522	364	390	469	541	604	667
		19,900	22,750	26,650	32,150	37,650	43,150	48,650	54,150	497	533	666	872	1,078	1,285
Miami-Dade County (Miami-Miami Bch-Kendall HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22% HUD HTF	19,096	21,802	24,530	27,258	29,458	31,636	33,814	35,992	477	511	613	708	790	872
		26,050	29,750	33,450	37,150	40,150	43,150	48,650	54,150	651	697	836	966	1,078	1,285
Monroe County	22% HUD HTF	20,086	22,924	25,806	28,666	30,954	33,242	35,552	37,840	502	537	645	745	831	917
		27,400	31,300	35,200	39,100	42,250	45,400	48,650	54,150	685	733	880	1,016	1,135	1,285
Nassau County (Jacksonville MSA)	22% HUD HTF	15,796	18,040	20,306	22,550	24,354	26,158	27,962	29,766	394	422	507	586	653	721
		21,550	24,600	27,700	32,150	37,650	43,150	48,650	54,150	538	576	692	872	1,078	1,285
Okaloosa County (Crestview-Fort Walton Beach- Destin MSA)	22% HUD HTF	15,708	17,952	20,196	22,440	24,244	26,048	27,830	29,634	392	420	504	583	651	718
		21,450	24,500	27,550	32,150	37,650	43,150	48,650	54,150	536	574	688	872	1,078	1,285
Okeechobee County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Orange County (Orlando-Kissimmee- Sanford MSA)	22% HUD HTF	16,236	18,546	20,878	23,188	25,058	26,906	28,754	30,602	405	434	521	603	672	741
		22,150	25,300	28,450	32,150	37,650	43,150	48,650	54,150	553	593	711	872	1,078	1,285

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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
Osceola County (Orlando-Kissimmee-Sanford MSA)	22% HUD HTF	16,236 22,150	18,546 25,300	20,878 28,450	23,188 32,150	25,058 37,650	26,906 43,150	28,754 48,650	30,602 54,150	405 553	434 593	521 711	603 872	672 1,078	741 1,285
Palm Beach County (W Palm Bch-Boca Raton HMFA; Miami-Ft. Lauderdale-West Palm Bch MSA)	22% HUD HTF	18,018 24,550	20,592 28,050	23,144 31,550	25,718 35,050	27,786 37,900	29,854 43,150	31,900 48,650	33,968 54,150	450 613	482 657	578 788	668 911	746 1,078	823 1,285
Pasco County (Tampa-St.Petersburg-Clearwater MSA)	22% HUD HTF	16,060 21,950	18,348 25,050	20,658 28,200	22,946 32,150	24,794 37,650	26,620 43,150	28,468 48,650	30,294 54,150	401 548	430 587	516 705	596 872	665 1,078	734 1,285
Pinellas County (Tampa-St.Petersburg-Clearwater MSA)	22% HUD HTF	16,060 21,950	18,348 25,050	20,658 28,200	22,946 32,150	24,794 37,650	26,620 43,150	28,468 48,650	30,294 54,150	401 548	430 587	516 705	596 872	665 1,078	734 1,285
Polk County (Lakeland-Winter Haven MSA)	22% HUD HTF	12,848 17,500	14,674 21,150	16,500 26,650	18,326 32,150	19,800 37,650	21,274 43,150	22,726 48,650	24,200 54,150	321 437	344 468	412 666	476 872	531 1,078	586 1,285
Putnam County	22% HUD HTF	10,978 15,650	12,540 21,150	14,102 26,650	15,664 32,150	16,918 37,650	18,172 43,150	19,426 48,650	20,680 54,150	274 391	293 460	352 666	407 872	454 1,078	501 1,285
Saint Johns County (Jacksonville MSA)	22% HUD HTF	15,796 21,550	18,040 24,600	20,306 27,700	22,550 32,150	24,354 37,650	26,158 43,150	27,962 48,650	29,766 54,150	394 538	422 576	507 692	586 872	653 1,078	721 1,285
Saint Lucie County (Port Saint Lucie MSA)	22% HUD HTF	14,586 19,900	16,676 22,750	18,766 26,650	20,834 32,150	22,506 37,650	24,178 43,150	25,850 48,650	27,522 54,150	364 497	390 533	469 666	541 872	604 1,078	667 1,285

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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
Santa Rosa County (Pensacola-Ferry Pass-Brent MSA)	22% HUD HTF	15,114	17,270	19,426	21,582	23,320	25,036	26,774	28,490	377	404	485	561	625	690
		20,650	23,600	26,650	32,150	37,650	43,150	48,650	54,150	516	553	666	872	1,078	1,285
Sarasota County (North Port-Bradenton-Sarasota MSA)	22% HUD HTF	16,588	18,942	21,318	23,672	25,586	27,478	29,370	31,262	414	444	532	615	686	757
		22,650	25,850	29,100	32,300	37,650	43,150	48,650	54,150	566	606	727	872	1,078	1,285
Seminole County (Orlando-Kissimmee-Sanford MSA)	22% HUD HTF	16,236	18,546	20,878	23,188	25,058	26,906	28,754	30,602	405	434	521	603	672	741
		22,150	25,300	28,450	32,150	37,650	43,150	48,650	54,150	553	593	711	872	1,078	1,285
Sumter County (Wildwood-The Villages MSA)	22% HUD HTF	14,718	16,830	18,942	21,032	22,726	24,398	26,092	27,764	367	394	473	546	609	673
		20,100	23,000	26,650	32,150	37,650	43,150	48,650	54,150	502	538	666	872	1,078	1,285
Suwannee County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Taylor County	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285
Union County	22% HUD HTF	11,880	13,574	15,246	16,962	18,326	19,668	21,032	22,396	297	318	381	441	491	542
		16,250	21,150	26,650	32,150	37,650	43,150	48,650	54,150	406	460	666	872	1,078	1,285
Volusia County (Deltona-Daytona Beach-Ormond Beach MSA)	22% HUD HTF	13,926	15,928	17,908	19,888	21,494	23,078	24,662	26,246	348	373	447	517	576	636
		19,000	21,700	26,650	32,150	37,650	43,150	48,650	54,150	475	508	666	872	1,078	1,285

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: 6/1/2025

**2025 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% HUD HTF	14,278	16,324	18,370	20,394	22,044	23,672	25,300	26,928	356	382	459	530	591	652
		19,500	22,250	26,650	32,150	37,650	43,150	48,650	54,150	487	521	666	872	1,078	1,285
Walton County	22% HUD HTF	15,224	17,402	19,602	21,758	23,518	25,256	26,994	28,732	380	407	490	565	631	696
		20,800	23,750	26,700	32,150	37,650	43,150	48,650	54,150	520	556	667	872	1,078	1,285
Washington County (Washington County HMFA)	22% HUD HTF	10,978	12,540	14,102	15,664	16,918	18,172	19,426	20,680	274	293	352	407	454	501
		15,650	21,150	26,650	32,150	37,650	43,150	48,650	54,150	391	460	666	872	1,078	1,285

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