HUD release: 5/1/2026
Effective: 5/1/2026

2026 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	30%	20,850	23,800	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		521	558	683	896	1,109	1,322
(Gainesville HMFA)	**50%**	**34,700**	**39,650**	**44,600**	**49,550**	**53,550**	**57,500**	**61,450**	**65,450**	**69,370**	**73,334**	**867**	**929**	**1,115**	**1,288**	**1,437**	**1,586**
	80%	55,550	63,450	71,400	79,300	85,650	92,000	98,350	104,700	110,992	117,334	1,388	1,487	1,785	2,061	2,300	2,538
Median: 99,100	**120%**	**83,280**	**95,160**	**107,040**	**118,920**	**128,520**	**138,000**	**147,480**	**157,080**	**166,488**	**176,002**	**2,082**	**2,230**	**2,676**	**3,093**	**3,450**	**3,807**
	140%	97,160	111,020	124,880	138,740	149,940	161,000	172,060	183,260	194,236	205,335	2,429	2,602	3,122	3,608	4,025	4,441
Baker County	30%	21,150	24,200	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		528	566	683	896	1,109	1,322
(Baker County HMFA)	**50%**	**35,250**	**40,250**	**45,300**	**50,300**	**54,350**	**58,350**	**62,400**	**66,400**	**70,420**	**74,444**	**881**	**943**	**1,132**	**1,308**	**1,458**	**1,610**
	80%	56,350	64,400	72,450	80,500	86,950	93,400	99,850	106,300	112,672	119,110	1,408	1,509	1,811	2,093	2,335	2,576
Median: 103,200	**120%**	**84,600**	**96,600**	**108,720**	**120,720**	**130,440**	**140,040**	**149,760**	**159,360**	**169,008**	**178,666**	**2,115**	**2,265**	**2,718**	**3,139**	**3,501**	**3,864**
	140%	98,700	112,700	126,840	140,840	152,180	163,380	174,720	185,920	197,176	208,443	2,467	2,642	3,171	3,662	4,084	4,508
Bay County	30%	20,800	23,750	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		520	556	683	896	1,109	1,322
(Panama City HMFA)	**50%**	**34,650**	**39,600**	**44,550**	**49,450**	**53,450**	**57,400**	**61,350**	**65,300**	**69,230**	**73,186**	**866**	**928**	**1,113**	**1,286**	**1,435**	**1,583**
	80%	55,400	63,300	71,200	79,100	85,450	91,800	98,100	104,450	110,768	117,098	1,385	1,483	1,780	2,056	2,295	2,531
Median: 98,900	**120%**	**83,160**	**95,040**	**106,920**	**118,680**	**128,280**	**137,760**	**147,240**	**156,720**	**166,152**	**175,646**	**2,079**	**2,227**	**2,673**	**3,087**	**3,444**	**3,799**
	140%	97,020	110,880	124,740	138,460	149,660	160,720	171,780	182,840	193,844	204,921	2,425	2,598	3,118	3,601	4,018	4,432
Bradford County	30%	17,050	21,640	27,320	33,000	38,680	44,360	50,040	53,550	Refer to HUD		426	483	683	896	1,109	1,294
	50%	**28,400**	**32,450**	**36,500**	**40,550**	**43,800**	**47,050**	**50,300**	**53,550**	**56,770**	**60,014**	**710**	**760**	**912**	**1,054**	**1,176**	**1,298**
	80%	45,450	51,950	58,450	64,900	70,100	75,300	80,500	85,700	90,832	96,022	1,136	1,217	1,461	1,687	1,882	2,077
Median: 81,100	**120%**	**68,160**	**77,880**	**87,600**	**97,320**	**105,120**	**112,920**	**120,720**	**128,520**	**136,248**	**144,034**	**1,704**	**1,825**	**2,190**	**2,530**	**2,823**	**3,115**
	140%	79,520	90,860	102,200	113,540	122,640	131,740	140,840	149,940	158,956	168,039	1,988	2,129	2,555	2,952	3,293	3,634
Brevard County	30%	20,950	23,950	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		523	561	683	896	1,109	1,322
(Palm Bay-Melbourne-	**50%**	**34,900**	**39,850**	**44,850**	**49,800**	**53,800**	**57,800**	**61,800**	**65,750**	**69,720**	**73,704**	**872**	**934**	**1,121**	**1,295**	**1,445**	**1,594**
Titusville MSA)	80%	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250	111,552	117,926	1,395	1,495	1,793	2,072	2,312	2,551
Median: 97,000	**120%**	**83,760**	**95,640**	**107,640**	**119,520**	**129,120**	**138,720**	**148,320**	**157,800**	**167,328**	**176,890**	**2,094**	**2,242**	**2,691**	**3,108**	**3,468**	**3,826**
	140%	97,720	111,580	125,580	139,440	150,640	161,840	173,040	184,100	195,216	206,371	2,443	2,616	3,139	3,626	4,046	4,464
Broward County	30%	26,650	30,450	34,250	38,050	41,100	44,360	50,040	55,720	Refer to HUD		666	713	856	989	1,109	1,322
(Fort Lauderdale HMFA;	**50%**	**44,350**	**50,700**	**57,000**	**63,400**	**68,450**	**73,550**	**78,650**	**83,700**	**88,760**	**93,832**	**1,108**	**1,188**	**1,425**	**1,648**	**1,838**	**2,029**
Miami-Ft. Lauderdale-West Palm Bch	80%	71,000	81,150	91,300	101,400	109,550	117,650	125,750	133,850	142,016	150,131	1,775	1,901	2,282	2,636	2,941	3,245
Median: 102,500	**120%**	**106,440**	**121,680**	**136,800**	**152,160**	**164,280**	**176,520**	**188,760**	**200,880**	**213,024**	**225,197**	**2,661**	**2,851**	**3,420**	**3,955**	**4,413**	**4,870**
	140%	124,180	141,960	159,600	177,520	191,660	205,940	220,220	234,360	248,528	262,730	3,104	3,326	3,990	4,614	5,148	5,682

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2026 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	30%	17,000	21,640	27,320	33,000	38,680	44,360	50,040	53,350	Refer to HUD		425	483	683	896	1,109	1,292
	50%	**28,300**	**32,350**	**36,400**	**40,400**	**43,650**	**46,900**	**50,100**	**53,350**	**56,560**	**59,792**	**707**	**758**	**910**	**1,050**	**1,172**	**1,293**
	80%	45,300	51,750	58,200	64,650	69,850	75,000	80,200	85,350	90,496	95,667	1,132	1,213	1,455	1,681	1,875	2,069
Median: 67,100	**120%**	**67,920**	**77,640**	**87,360**	**96,960**	**104,760**	**112,560**	**120,240**	**128,040**	**135,744**	**143,501**	**1,698**	**1,819**	**2,184**	**2,521**	**2,814**	**3,103**
	140%	79,240	90,580	101,920	113,120	122,220	131,320	140,280	149,380	158,368	167,418	1,981	2,122	2,548	2,941	3,283	3,620
Charlotte County	30%	20,300	23,200	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		507	543	683	896	1,109	1,322
(Punta Gorda MSA)	**50%**	**33,750**	**38,600**	**43,450**	**48,250**	**52,150**	**56,000**	**59,850**	**63,700**	**67,550**	**71,410**	**843**	**904**	**1,086**	**1,255**	**1,400**	**1,544**
	80%	54,050	61,800	69,500	77,200	83,400	89,550	95,750	101,950	108,080	114,256	1,351	1,448	1,737	2,007	2,238	2,471
Median: 97,500	**120%**	**81,000**	**92,640**	**104,280**	**115,800**	**125,160**	**134,400**	**143,640**	**152,880**	**162,120**	**171,384**	**2,025**	**2,170**	**2,607**	**3,012**	**3,360**	**3,706**
	140%	94,500	108,080	121,660	135,100	146,020	156,800	167,580	178,360	189,140	199,948	2,362	2,532	3,041	3,514	3,920	4,324
Citrus County	30%	16,800	21,640	27,320	33,000	38,680	44,360	49,500	52,700	Refer to HUD		420	480	683	896	1,109	1,277
	50%	**27,950**	**31,950**	**35,950**	**39,900**	**43,100**	**46,300**	**49,500**	**52,700**	**55,860**	**59,052**	**698**	**748**	**898**	**1,037**	**1,157**	**1,277**
	80%	44,700	51,100	57,500	63,850	69,000	74,100	79,200	84,300	89,376	94,483	1,117	1,197	1,437	1,660	1,852	2,043
Median: 81,400	**120%**	**67,080**	**76,680**	**86,280**	**95,760**	**103,440**	**111,120**	**118,800**	**126,480**	**134,064**	**141,725**	**1,677**	**1,797**	**2,157**	**2,490**	**2,778**	**3,066**
	140%	78,260	89,460	100,660	111,720	120,680	129,640	138,600	147,560	156,408	165,346	1,956	2,096	2,516	2,905	3,241	3,577
Clay County	30%	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	Refer to HUD		571	611	733	896	1,109	1,322
(Jacksonville HMFA;	**50%**	**38,050**	**43,500**	**48,950**	**54,350**	**58,700**	**63,050**	**67,400**	**71,750**	**76,090**	**80,438**	**951**	**1,019**	**1,223**	**1,413**	**1,576**	**1,739**
Jacksonville MSA)	80%	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800	121,744	128,701	1,522	1,631	1,957	2,261	2,522	2,783
Median: 108,700	**120%**	**91,320**	**104,400**	**117,480**	**130,440**	**140,880**	**151,320**	**161,760**	**172,200**	**182,616**	**193,051**	**2,283**	**2,446**	**2,937**	**3,391**	**3,783**	**4,174**
	140%	106,540	121,800	137,060	152,180	164,360	176,540	188,720	200,900	213,052	225,226	2,663	2,854	3,426	3,956	4,413	4,870
Collier County	30%	25,450	29,050	32,700	36,300	39,250	44,360	50,040	55,720	Refer to HUD		636	681	817	944	1,109	1,322
(Naples-Marco Island MSA)	**50%**	**42,350**	**48,400**	**54,450**	**60,500**	**65,350**	**70,200**	**75,050**	**79,900**	**84,700**	**89,540**	**1,058**	**1,134**	**1,361**	**1,573**	**1,755**	**1,936**
	80%	67,800	77,450	87,150	96,800	104,550	112,300	120,050	127,800	135,520	143,264	1,695	1,815	2,178	2,516	2,807	3,098
Median: 121,000	**120%**	**101,640**	**116,160**	**130,680**	**145,200**	**156,840**	**168,480**	**180,120**	**191,760**	**203,280**	**214,896**	**2,541**	**2,722**	**3,267**	**3,775**	**4,212**	**4,648**
	140%	118,580	135,520	152,460	169,400	182,980	196,560	210,140	223,720	237,160	250,712	2,964	3,176	3,811	4,404	4,914	5,423
Columbia County	30%	17,450	21,640	27,320	33,000	38,680	44,360	50,040	54,800	Refer to HUD		436	488	683	896	1,109	1,310
	50%	**29,050**	**33,200**	**37,350**	**41,500**	**44,850**	**48,150**	**51,500**	**54,800**	**58,100**	**61,420**	**726**	**778**	**933**	**1,079**	**1,203**	**1,328**
	80%	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650	92,960	98,272	1,162	1,245	1,495	1,726	1,926	2,125
Median: 83,000	**120%**	**69,720**	**79,680**	**89,640**	**99,600**	**107,640**	**115,560**	**123,600**	**131,520**	**139,440**	**147,408**	**1,743**	**1,867**	**2,241**	**2,590**	**2,889**	**3,189**
	140%	81,340	92,960	104,580	116,200	125,580	134,820	144,200	153,440	162,680	171,976	2,033	2,178	2,614	3,022	3,370	3,720

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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
DeSoto County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 65,800	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Dixie County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 60,400	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Duval County	30%	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	Refer to HUD		571	611	733	896	1,109	1,322
(Jacksonville HMFA;	**50%**	**38,050**	**43,500**	**48,950**	**54,350**	**58,700**	**63,050**	**67,400**	**71,750**	**76,090**	**80,438**	**951**	**1,019**	**1,223**	**1,413**	**1,576**	**1,739**
Jacksonville MSA)	80%	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800	121,744	128,701	1,522	1,631	1,957	2,261	2,522	2,783
Median: 108,700	**120%**	**91,320**	**104,400**	**117,480**	**130,440**	**140,880**	**151,320**	**161,760**	**172,200**	**182,616**	**193,051**	**2,283**	**2,446**	**2,937**	**3,391**	**3,783**	**4,174**
	140%	106,540	121,800	137,060	152,180	164,360	176,540	188,720	200,900	213,052	225,226	2,663	2,854	3,426	3,956	4,413	4,870
Escambia County	30%	19,600	22,400	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		490	525	683	896	1,109	1,322
(Pensacola-Ferry Pass-	**50%**	**32,650**	**37,300**	**41,950**	**46,600**	**50,350**	**54,100**	**57,850**	**61,550**	**65,240**	**68,968**	**816**	**874**	**1,048**	**1,211**	**1,352**	**1,492**
Brent MSA)	80%	52,250	59,700	67,150	74,600	80,600	86,550	92,550	98,500	104,384	110,349	1,306	1,399	1,678	1,940	2,163	2,388
Median: 92,800	**120%**	**78,360**	**89,520**	**100,680**	**111,840**	**120,840**	**129,840**	**138,840**	**147,720**	**156,576**	**165,523**	**1,959**	**2,098**	**2,517**	**2,908**	**3,246**	**3,582**
	140%	91,420	104,440	117,460	130,480	140,980	151,480	161,980	172,340	182,672	193,110	2,285	2,448	2,936	3,393	3,787	4,179
Flagler County	30%	21,950	25,050	28,200	33,000	38,680	44,360	50,040	55,720	Refer to HUD		548	587	705	896	1,109	1,322
(Palm Coast MSA)	**50%**	**36,500**	**41,700**	**46,950**	**52,150**	**56,350**	**60,500**	**64,700**	**68,850**	**73,010**	**77,182**	**912**	**977**	**1,173**	**1,356**	**1,512**	**1,669**
	80%	58,450	66,800	75,150	83,450	90,150	96,850	103,500	110,200	116,816	123,491	1,461	1,565	1,878	2,170	2,421	2,671
Median: 114,500	**120%**	**87,600**	**100,080**	**112,680**	**125,160**	**135,240**	**145,200**	**155,280**	**165,240**	**175,224**	**185,237**	**2,190**	**2,346**	**2,817**	**3,255**	**3,630**	**4,006**
	140%	102,200	116,760	131,460	146,020	157,780	169,400	181,160	192,780	204,428	216,110	2,555	2,737	3,286	3,797	4,235	4,674
Franklin County	30%	17,300	21,640	27,320	33,000	38,680	44,360	50,040	54,350	Refer to HUD		432	486	683	896	1,109	1,304
	50%	**28,850**	**32,950**	**37,050**	**41,150**	**44,450**	**47,750**	**51,050**	**54,350**	**57,610**	**60,902**	**721**	**772**	**926**	**1,070**	**1,193**	**1,317**
	80%	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950	92,176	97,443	1,152	1,235	1,482	1,712	1,910	2,108
Median: 82,300	**120%**	**69,240**	**79,080**	**88,920**	**98,760**	**106,680**	**114,600**	**122,520**	**130,440**	**138,264**	**146,165**	**1,731**	**1,854**	**2,223**	**2,568**	**2,865**	**3,162**
	140%	80,780	92,260	103,740	115,220	124,460	133,700	142,940	152,180	161,308	170,526	2,019	2,163	2,593	2,996	3,342	3,689

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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	30%	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		522	560	683	896	1,109	1,322
(Tallahassee MSA)	**50%**	**34,850**	**39,800**	**44,800**	**49,750**	**53,750**	**57,750**	**61,700**	**65,700**	**69,650**	**73,630**	**871**	**933**	**1,120**	**1,293**	**1,443**	**1,592**
	80%	55,750	63,700	71,650	79,600	86,000	92,350	98,750	105,100	111,440	117,808	1,393	1,493	1,791	2,070	2,308	2,548
Median: 99,500	**120%**	**83,640**	**95,520**	**107,520**	**119,400**	**129,000**	**138,600**	**148,080**	**157,680**	**167,160**	**176,712**	**2,091**	**2,239**	**2,688**	**3,105**	**3,465**	**3,822**
	140%	97,580	111,440	125,440	139,300	150,500	161,700	172,760	183,960	195,020	206,164	2,439	2,612	3,136	3,622	4,042	4,459
Gilchrist County	30%	20,850	23,800	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		521	558	683	896	1,109	1,322
(Gainesville MSA)	**50%**	**34,700**	**39,650**	**44,600**	**49,550**	**53,550**	**57,500**	**61,450**	**65,450**	**69,370**	**73,334**	**867**	**929**	**1,115**	**1,288**	**1,437**	**1,586**
	80%	55,550	63,450	71,400	79,300	85,650	92,000	98,350	104,700	110,992	117,334	1,388	1,487	1,785	2,061	2,300	2,538
Median: 99,100	**120%**	**83,280**	**95,160**	**107,040**	**118,920**	**128,520**	**138,000**	**147,480**	**157,080**	**166,488**	**176,002**	**2,082**	**2,230**	**2,676**	**3,093**	**3,450**	**3,807**
	140%	97,160	111,020	124,880	138,740	149,940	161,000	172,060	183,260	194,236	205,335	2,429	2,602	3,122	3,608	4,025	4,441
Glades County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 58,500	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Gulf County	30%	18,100	21,640	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		452	496	683	896	1,109	1,322
(Panama City MSA;	**50%**	**30,100**	**34,400**	**38,700**	**43,050**	**46,500**	**49,900**	**53,400**	**56,850**	**60,270**	**63,714**	**752**	**806**	**967**	**1,119**	**1,247**	**1,378**
Gulf County HMFA)	80%	48,200	55,100	61,950	68,850	74,400	79,900	85,400	90,900	96,432	101,942	1,205	1,291	1,548	1,790	1,997	2,203
Median: 80,700	**120%**	**72,240**	**82,560**	**92,880**	**103,320**	**111,600**	**119,760**	**128,160**	**136,440**	**144,648**	**152,914**	**1,806**	**1,935**	**2,322**	**2,686**	**2,994**	**3,307**
	140%	84,280	96,320	108,360	120,540	130,200	139,720	149,520	159,180	168,756	178,399	2,107	2,257	2,709	3,134	3,493	3,858
Hamilton County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 59,000	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Hardee County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 71,300	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508

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2026 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	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 65,300	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Hernando County	30%	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	Refer to HUD		602	645	775	913	1,109	1,322
(Tampa-St.Petersburg-	**50%**	**40,150**	**45,850**	**51,600**	**57,350**	**61,950**	**66,550**	**71,150**	**75,700**	**80,290**	**84,878**	**1,003**	**1,075**	**1,290**	**1,491**	**1,663**	**1,835**
Clearwater MSA)	80%	64,250	73,400	82,600	91,750	99,100	106,450	113,800	121,150	128,464	135,805	1,606	1,720	2,065	2,385	2,661	2,936
Median: 104,700	**120%**	**96,360**	**110,040**	**123,840**	**137,640**	**148,680**	**159,720**	**170,760**	**181,680**	**192,696**	**203,707**	**2,409**	**2,580**	**3,096**	**3,579**	**3,993**	**4,405**
	140%	112,420	128,380	144,480	160,580	173,460	186,340	199,220	211,960	224,812	237,658	2,810	3,010	3,612	4,175	4,658	5,139
Highlands County	30%	17,000	21,640	27,320	33,000	38,680	44,360	50,040	53,350	Refer to HUD		425	483	683	896	1,109	1,292
	50%	**28,300**	**32,350**	**36,400**	**40,400**	**43,650**	**46,900**	**50,100**	**53,350**	**56,560**	**59,792**	**707**	**758**	**910**	**1,050**	**1,172**	**1,293**
	80%	45,300	51,750	58,200	64,650	69,850	75,000	80,200	85,350	90,496	95,667	1,132	1,213	1,455	1,681	1,875	2,069
Median: 75,600	**120%**	**67,920**	**77,640**	**87,360**	**96,960**	**104,760**	**112,560**	**120,240**	**128,040**	**135,744**	**143,501**	**1,698**	**1,819**	**2,184**	**2,521**	**2,814**	**3,103**
	140%	79,240	90,580	101,920	113,120	122,220	131,320	140,280	149,380	158,368	167,418	1,981	2,122	2,548	2,941	3,283	3,620
Hillsborough County	30%	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	Refer to HUD		602	645	775	913	1,109	1,322
(Tampa-St.Petersburg-	**50%**	**40,150**	**45,850**	**51,600**	**57,350**	**61,950**	**66,550**	**71,150**	**75,700**	**80,290**	**84,878**	**1,003**	**1,075**	**1,290**	**1,491**	**1,663**	**1,835**
Clearwater MSA)	80%	64,250	73,400	82,600	91,750	99,100	106,450	113,800	121,150	128,464	135,805	1,606	1,720	2,065	2,385	2,661	2,936
Median: 104,700	**120%**	**96,360**	**110,040**	**123,840**	**137,640**	**148,680**	**159,720**	**170,760**	**181,680**	**192,696**	**203,707**	**2,409**	**2,580**	**3,096**	**3,579**	**3,993**	**4,405**
	140%	112,420	128,380	144,480	160,580	173,460	186,340	199,220	211,960	224,812	237,658	2,810	3,010	3,612	4,175	4,658	5,139
Holmes County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 63,700	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Indian River County	30%	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	Refer to HUD		537	576	691	896	1,109	1,322
(Sebastian-Vero Beach MSA)	**50%**	**35,800**	**40,900**	**46,000**	**51,150**	**55,250**	**59,300**	**63,450**	**67,500**	**71,610**	**75,702**	**895**	**958**	**1,150**	**1,330**	**1,482**	**1,636**
	80%	57,300	65,450	73,650	81,800	88,350	94,900	101,450	108,000	114,576	121,123	1,432	1,534	1,841	2,126	2,372	2,618
Median: 105,200	**120%**	**85,920**	**98,160**	**110,400**	**122,760**	**132,600**	**142,320**	**152,280**	**162,000**	**171,864**	**181,685**	**2,148**	**2,301**	**2,760**	**3,192**	**3,558**	**3,928**
	140%	100,240	114,520	128,800	143,220	154,700	166,040	177,660	189,000	200,508	211,966	2,506	2,684	3,220	3,724	4,151	4,583

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2026 Income Limits and Rent Limits
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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
Jackson County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 65,000	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Jefferson County	30%	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		522	560	683	896	1,109	1,322
(Tallahassee MSA)	**50%**	**34,850**	**39,800**	**44,800**	**49,750**	**53,750**	**57,750**	**61,700**	**65,700**	**69,650**	**73,630**	**871**	**933**	**1,120**	**1,293**	**1,443**	**1,592**
	80%	55,750	63,700	71,650	79,600	86,000	92,350	98,750	105,100	111,440	117,808	1,393	1,493	1,791	2,070	2,308	2,548
Median: 99,500	**120%**	**83,640**	**95,520**	**107,520**	**119,400**	**129,000**	**138,600**	**148,080**	**157,680**	**167,160**	**176,712**	**2,091**	**2,239**	**2,688**	**3,105**	**3,465**	**3,822**
	140%	97,580	111,440	125,440	139,300	150,500	161,700	172,760	183,960	195,020	206,164	2,439	2,612	3,136	3,622	4,042	4,459
Lafayette County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 75,200	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Lake County	30%	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	Refer to HUD		603	646	776	914	1,109	1,322
(Orlando-Kissimmee-	**50%**	**40,250**	**46,000**	**51,750**	**57,450**	**62,050**	**66,650**	**71,250**	**75,850**	**80,430**	**85,026**	**1,006**	**1,078**	**1,293**	**1,493**	**1,666**	**1,838**
Sanford MSA)	80%	64,350	73,550	82,750	91,900	99,300	106,650	114,000	121,350	128,688	136,042	1,608	1,723	2,068	2,390	2,666	2,941
Median: 97,600	**120%**	**96,600**	**110,400**	**124,200**	**137,880**	**148,920**	**159,960**	**171,000**	**182,040**	**193,032**	**204,062**	**2,415**	**2,587**	**3,105**	**3,585**	**3,999**	**4,413**
	140%	112,700	128,800	144,900	160,860	173,740	186,620	199,500	212,380	225,204	238,073	2,817	3,018	3,622	4,182	4,665	5,148
Lee County	30%	23,600	27,000	30,350	33,700	38,680	44,360	50,040	55,720	Refer to HUD		590	632	758	904	1,109	1,322
(Cape Coral-Fort Myers MSA)	**50%**	**39,300**	**44,950**	**50,500**	**56,200**	**60,700**	**65,200**	**69,700**	**74,200**	**78,680**	**83,176**	**982**	**1,053**	**1,262**	**1,461**	**1,630**	**1,798**
	80%	62,950	71,900	80,950	89,900	97,100	104,300	111,500	118,700	125,888	133,082	1,573	1,685	2,023	2,337	2,607	2,877
Median: 105,700	**120%**	**94,320**	**107,880**	**121,200**	**134,880**	**145,680**	**156,480**	**167,280**	**178,080**	**188,832**	**199,622**	**2,358**	**2,527**	**3,030**	**3,507**	**3,912**	**4,317**
	140%	110,040	125,860	141,400	157,360	169,960	182,560	195,160	207,760	220,304	232,893	2,751	2,948	3,535	4,091	4,564	5,036

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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
Leon County	30%	20,900	23,900	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		522	560	683	896	1,109	1,322
(Tallahassee HMFA;	**50%**	**34,850**	**39,800**	**44,800**	**49,750**	**53,750**	**57,750**	**61,700**	**65,700**	**69,650**	**73,630**	**871**	**933**	**1,120**	**1,293**	**1,443**	**1,592**
Tallahassee MSA)	80%	55,750	63,700	71,650	79,600	86,000	92,350	98,750	105,100	111,440	117,808	1,393	1,493	1,791	2,070	2,308	2,548
Median: 99,500	**120%**	**83,640**	**95,520**	**107,520**	**119,400**	**129,000**	**138,600**	**148,080**	**157,680**	**167,160**	**176,712**	**2,091**	**2,239**	**2,688**	**3,105**	**3,465**	**3,822**
	140%	97,580	111,440	125,440	139,300	150,500	161,700	172,760	183,960	195,020	206,164	2,439	2,612	3,136	3,622	4,042	4,459
Levy County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 68,800	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Liberty County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 75,500	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Madison County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 65,600	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Manatee County	30%	24,000	27,400	30,850	34,250	38,680	44,360	50,040	55,720	Refer to HUD		600	642	771	911	1,109	1,322
(North Port-Bradenton-	**50%**	**39,950**	**45,650**	**51,350**	**57,050**	**61,650**	**66,200**	**70,750**	**75,350**	**79,870**	**84,434**	**998**	**1,070**	**1,283**	**1,483**	**1,655**	**1,826**
Sarasota MSA)	80%	63,950	73,050	82,200	91,300	98,650	105,950	113,250	120,550	127,792	135,094	1,598	1,712	2,055	2,374	2,648	2,922
Median: 109,700	**120%**	**95,880**	**109,560**	**123,240**	**136,920**	**147,960**	**158,880**	**169,800**	**180,840**	**191,688**	**202,642**	**2,397**	**2,568**	**3,081**	**3,561**	**3,972**	**4,383**
	140%	111,860	127,820	143,780	159,740	172,620	185,360	198,100	210,980	223,636	236,415	2,796	2,996	3,594	4,154	4,634	5,113
Marion County	30%	17,650	21,640	27,320	33,000	38,680	44,360	50,040	55,450	Refer to HUD		441	491	683	896	1,109	1,318
(Ocala MSA)	**50%**	**29,400**	**33,600**	**37,800**	**42,000**	**45,400**	**48,750**	**52,100**	**55,450**	**58,800**	**62,160**	**735**	**787**	**945**	**1,092**	**1,218**	**1,344**
	80%	47,050	53,800	60,500	67,200	72,600	78,000	83,350	88,750	94,080	99,456	1,176	1,260	1,512	1,747	1,950	2,151
Median: 84,000	**120%**	**70,560**	**80,640**	**90,720**	**100,800**	**108,960**	**117,000**	**125,040**	**133,080**	**141,120**	**149,184**	**1,764**	**1,890**	**2,268**	**2,622**	**2,925**	**3,226**
	140%	82,320	94,080	105,840	117,600	127,120	136,500	145,880	155,260	164,640	174,048	2,058	2,205	2,646	3,059	3,412	3,764

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Effective: 5/1/2026

2026 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
Martin County	30%	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	Refer to HUD		537	576	691	896	1,109	1,322
(Port Saint Lucie MSA)	**50%**	**35,850**	**41,000**	**46,100**	**51,200**	**55,300**	**59,400**	**63,500**	**67,600**	**71,680**	**75,776**	**896**	**960**	**1,152**	**1,331**	**1,485**	**1,638**
	80%	57,350	65,550	73,750	81,900	88,500	95,050	101,600	108,150	114,688	121,242	1,433	1,536	1,843	2,130	2,376	2,621
Median: 102,000	**120%**	**86,040**	**98,400**	**110,640**	**122,880**	**132,720**	**142,560**	**152,400**	**162,240**	**172,032**	**181,862**	**2,151**	**2,305**	**2,766**	**3,195**	**3,564**	**3,933**
	140%	100,380	114,800	129,080	143,360	154,840	166,320	177,800	189,280	200,704	212,173	2,509	2,689	3,227	3,727	4,158	4,588
Miami-Dade County	30%	28,600	32,700	36,800	40,850	44,150	47,400	50,700	55,720	Refer to HUD		715	766	920	1,062	1,185	1,330
(Miami-Miami Bch-Kendall HMFA;	**50%**	**47,700**	**54,500**	**61,300**	**68,100**	**73,550**	**79,000**	**84,450**	**89,900**	**95,340**	**100,788**	**1,192**	**1,277**	**1,532**	**1,770**	**1,975**	**2,179**
Miami-Ft. Lauderdale-West Palm Bch	80%	76,300	87,200	98,100	109,000	117,750	126,450	135,150	143,900	152,544	161,261	1,907	2,043	2,452	2,834	3,161	3,488
Median: 89,800	**120%**	**114,480**	**130,800**	**147,120**	**163,440**	**176,520**	**189,600**	**202,680**	**215,760**	**228,816**	**241,891**	**2,862**	**3,066**	**3,678**	**4,249**	**4,740**	**5,230**
	140%	133,560	152,600	171,640	190,680	205,940	221,200	236,460	251,720	266,952	282,206	3,339	3,577	4,291	4,957	5,530	6,102
Monroe County	30%	30,100	34,400	38,700	43,000	46,450	49,900	53,350	56,800	Refer to HUD		752	806	967	1,118	1,247	1,376
	50%	**50,200**	**57,300**	**64,500**	**71,650**	**77,350**	**83,100**	**88,850**	**94,600**	**100,310**	**106,042**	**1,255**	**1,343**	**1,612**	**1,862**	**2,077**	**2,293**
	80%	80,300	91,700	103,200	114,650	123,850	133,000	142,200	151,350	160,496	169,667	2,007	2,150	2,580	2,981	3,325	3,669
Median: 129,600	**120%**	**120,480**	**137,520**	**154,800**	**171,960**	**185,640**	**199,440**	**213,240**	**227,040**	**240,744**	**254,501**	**3,012**	**3,225**	**3,870**	**4,470**	**4,986**	**5,503**
	140%	140,560	160,440	180,600	200,620	216,580	232,680	248,780	264,880	280,868	296,918	3,514	3,762	4,515	5,215	5,817	6,420
Nassau County	30%	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	Refer to HUD		571	611	733	896	1,109	1,322
(Jacksonville MSA)	**50%**	**38,050**	**43,500**	**48,950**	**54,350**	**58,700**	**63,050**	**67,400**	**71,750**	**76,090**	**80,438**	**951**	**1,019**	**1,223**	**1,413**	**1,576**	**1,739**
	80%	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800	121,744	128,701	1,522	1,631	1,957	2,261	2,522	2,783
Median: 108,700	**120%**	**91,320**	**104,400**	**117,480**	**130,440**	**140,880**	**151,320**	**161,760**	**172,200**	**182,616**	**193,051**	**2,283**	**2,446**	**2,937**	**3,391**	**3,783**	**4,174**
	140%	106,540	121,800	137,060	152,180	164,360	176,540	188,720	200,900	213,052	225,226	2,663	2,854	3,426	3,956	4,413	4,870
Okaloosa County	30%	22,400	25,600	28,800	33,000	38,680	44,360	50,040	55,720	Refer to HUD		560	600	720	896	1,109	1,322
(Crestview-Fort Walton Beach-	**50%**	**37,350**	**42,700**	**48,050**	**53,350**	**57,650**	**61,900**	**66,200**	**70,450**	**74,690**	**78,958**	**933**	**1,000**	**1,201**	**1,387**	**1,547**	**1,708**
Destin MSA)	80%	59,750	68,300	76,850	85,350	92,200	99,050	105,850	112,700	119,504	126,333	1,493	1,600	1,921	2,219	2,476	2,731
Median: 106,700	**120%**	**89,640**	**102,480**	**115,320**	**128,040**	**138,360**	**148,560**	**158,880**	**169,080**	**179,256**	**189,499**	**2,241**	**2,401**	**2,883**	**3,330**	**3,714**	**4,099**
	140%	104,580	119,560	134,540	149,380	161,420	173,320	185,360	197,260	209,132	221,082	2,614	2,801	3,363	3,885	4,333	4,782
Okeechobee County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 72,600	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508

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2026 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	30%	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	Refer to HUD		603	646	776	914	1,109	1,322
(Orlando-Kissimmee-	**50%**	**40,250**	**46,000**	**51,750**	**57,450**	**62,050**	**66,650**	**71,250**	**75,850**	**80,430**	**85,026**	**1,006**	**1,078**	**1,293**	**1,493**	**1,666**	**1,838**
Sanford MSA)	80%	64,350	73,550	82,750	91,900	99,300	106,650	114,000	121,350	128,688	136,042	1,608	1,723	2,068	2,390	2,666	2,941
Median: 97,600	**120%**	**96,600**	**110,400**	**124,200**	**137,880**	**148,920**	**159,960**	**171,000**	**182,040**	**193,032**	**204,062**	**2,415**	**2,587**	**3,105**	**3,585**	**3,999**	**4,413**
	140%	112,700	128,800	144,900	160,860	173,740	186,620	199,500	212,380	225,204	238,073	2,817	3,018	3,622	4,182	4,665	5,148
Osceola County	30%	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	Refer to HUD		603	646	776	914	1,109	1,322
(Orlando-Kissimmee-	**50%**	**40,250**	**46,000**	**51,750**	**57,450**	**62,050**	**66,650**	**71,250**	**75,850**	**80,430**	**85,026**	**1,006**	**1,078**	**1,293**	**1,493**	**1,666**	**1,838**
Sanford MSA)	80%	64,350	73,550	82,750	91,900	99,300	106,650	114,000	121,350	128,688	136,042	1,608	1,723	2,068	2,390	2,666	2,941
Median: 97,600	**120%**	**96,600**	**110,400**	**124,200**	**137,880**	**148,920**	**159,960**	**171,000**	**182,040**	**193,032**	**204,062**	**2,415**	**2,587**	**3,105**	**3,585**	**3,999**	**4,413**
	140%	112,700	128,800	144,900	160,860	173,740	186,620	199,500	212,380	225,204	238,073	2,817	3,018	3,622	4,182	4,665	5,148
Palm Beach County	30%	27,000	30,850	34,700	38,550	41,650	44,750	50,040	55,720	Refer to HUD		675	723	867	1,002	1,118	1,322
(W Palm Bch-Boca Raton HMFA;	**50%**	**45,000**	**51,400**	**57,850**	**64,250**	**69,400**	**74,550**	**79,700**	**84,850**	**89,950**	**95,090**	**1,125**	**1,205**	**1,446**	**1,670**	**1,863**	**2,056**
Miami-Ft. Lauderdale-West Palm Bch	80%	71,950	82,250	92,550	102,800	111,050	119,250	127,500	135,700	143,920	152,144	1,798	1,927	2,313	2,673	2,981	3,290
Median: 107,600	**120%**	**108,000**	**123,360**	**138,840**	**154,200**	**166,560**	**178,920**	**191,280**	**203,640**	**215,880**	**228,216**	**2,700**	**2,892**	**3,471**	**4,009**	**4,473**	**4,936**
	140%	126,000	143,920	161,980	179,900	194,320	208,740	223,160	237,580	251,860	266,252	3,150	3,374	4,049	4,677	5,218	5,759
Pasco County	30%	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	Refer to HUD		602	645	775	913	1,109	1,322
(Tampa-St.Petersburg-	**50%**	**40,150**	**45,850**	**51,600**	**57,350**	**61,950**	**66,550**	**71,150**	**75,700**	**80,290**	**84,878**	**1,003**	**1,075**	**1,290**	**1,491**	**1,663**	**1,835**
Clearwater MSA)	80%	64,250	73,400	82,600	91,750	99,100	106,450	113,800	121,150	128,464	135,805	1,606	1,720	2,065	2,385	2,661	2,936
Median: 104,700	**120%**	**96,360**	**110,040**	**123,840**	**137,640**	**148,680**	**159,720**	**170,760**	**181,680**	**192,696**	**203,707**	**2,409**	**2,580**	**3,096**	**3,579**	**3,993**	**4,405**
	140%	112,420	128,380	144,480	160,580	173,460	186,340	199,220	211,960	224,812	237,658	2,810	3,010	3,612	4,175	4,658	5,139
Pinellas County	30%	24,100	27,550	31,000	34,400	38,680	44,360	50,040	55,720	Refer to HUD		602	645	775	913	1,109	1,322
(Tampa-St.Petersburg-	**50%**	**40,150**	**45,850**	**51,600**	**57,350**	**61,950**	**66,550**	**71,150**	**75,700**	**80,290**	**84,878**	**1,003**	**1,075**	**1,290**	**1,491**	**1,663**	**1,835**
Clearwater MSA)	80%	64,250	73,400	82,600	91,750	99,100	106,450	113,800	121,150	128,464	135,805	1,606	1,720	2,065	2,385	2,661	2,936
Median: 104,700	**120%**	**96,360**	**110,040**	**123,840**	**137,640**	**148,680**	**159,720**	**170,760**	**181,680**	**192,696**	**203,707**	**2,409**	**2,580**	**3,096**	**3,579**	**3,993**	**4,405**
	140%	112,420	128,380	144,480	160,580	173,460	186,340	199,220	211,960	224,812	237,658	2,810	3,010	3,612	4,175	4,658	5,139
Polk County	30%	18,350	21,640	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		458	499	683	896	1,109	1,322
(Lakeland-Winter Haven MSA)	**50%**	**30,600**	**34,950**	**39,300**	**43,650**	**47,150**	**50,650**	**54,150**	**57,650**	**61,110**	**64,602**	**765**	**819**	**982**	**1,135**	**1,266**	**1,397**
	80%	48,900	55,900	62,900	69,850	75,450	81,050	86,650	92,250	97,776	103,363	1,222	1,310	1,572	1,816	2,026	2,236
Median: 83,900	**120%**	**73,440**	**83,880**	**94,320**	**104,760**	**113,160**	**121,560**	**129,960**	**138,360**	**146,664**	**155,045**	**1,836**	**1,966**	**2,358**	**2,724**	**3,039**	**3,354**
	140%	85,680	97,860	110,040	122,220	132,020	141,820	151,620	161,420	171,108	180,886	2,142	2,294	2,751	3,178	3,545	3,913

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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
Putnam County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 73,500	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Saint Johns County	30%	22,850	26,100	29,350	33,000	38,680	44,360	50,040	55,720	Refer to HUD		571	611	733	896	1,109	1,322
(Jacksonville MSA)	**50%**	**38,050**	**43,500**	**48,950**	**54,350**	**58,700**	**63,050**	**67,400**	**71,750**	**76,090**	**80,438**	**951**	**1,019**	**1,223**	**1,413**	**1,576**	**1,739**
	80%	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800	121,744	128,701	1,522	1,631	1,957	2,261	2,522	2,783
Median: 108,700	**120%**	**91,320**	**104,400**	**117,480**	**130,440**	**140,880**	**151,320**	**161,760**	**172,200**	**182,616**	**193,051**	**2,283**	**2,446**	**2,937**	**3,391**	**3,783**	**4,174**
	140%	106,540	121,800	137,060	152,180	164,360	176,540	188,720	200,900	213,052	225,226	2,663	2,854	3,426	3,956	4,413	4,870
Saint Lucie County	30%	21,500	24,600	27,650	33,000	38,680	44,360	50,040	55,720	Refer to HUD		537	576	691	896	1,109	1,322
(Port Saint Lucie MSA)	**50%**	**35,850**	**41,000**	**46,100**	**51,200**	**55,300**	**59,400**	**63,500**	**67,600**	**71,680**	**75,776**	**896**	**960**	**1,152**	**1,331**	**1,485**	**1,638**
	80%	57,350	65,550	73,750	81,900	88,500	95,050	101,600	108,150	114,688	121,242	1,433	1,536	1,843	2,130	2,376	2,621
Median: 102,000	**120%**	**86,040**	**98,400**	**110,640**	**122,880**	**132,720**	**142,560**	**152,400**	**162,240**	**172,032**	**181,862**	**2,151**	**2,305**	**2,766**	**3,195**	**3,564**	**3,933**
	140%	100,380	114,800	129,080	143,360	154,840	166,320	177,800	189,280	200,704	212,173	2,509	2,689	3,227	3,727	4,158	4,588
Santa Rosa County	30%	19,600	22,400	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		490	525	683	896	1,109	1,322
(Pensacola-Ferry Pass-	**50%**	**32,650**	**37,300**	**41,950**	**46,600**	**50,350**	**54,100**	**57,850**	**61,550**	**65,240**	**68,968**	**816**	**874**	**1,048**	**1,211**	**1,352**	**1,492**
Brent MSA)	80%	52,250	59,700	67,150	74,600	80,600	86,550	92,550	98,500	104,384	110,349	1,306	1,399	1,678	1,940	2,163	2,388
Median: 92,800	**120%**	**78,360**	**89,520**	**100,680**	**111,840**	**120,840**	**129,840**	**138,840**	**147,720**	**156,576**	**165,523**	**1,959**	**2,098**	**2,517**	**2,908**	**3,246**	**3,582**
	140%	91,420	104,440	117,460	130,480	140,980	151,480	161,980	172,340	182,672	193,110	2,285	2,448	2,936	3,393	3,787	4,179
Sarasota County	30%	24,000	27,400	30,850	34,250	38,680	44,360	50,040	55,720	Refer to HUD		600	642	771	911	1,109	1,322
(North Port-Bradenton-	**50%**	**39,950**	**45,650**	**51,350**	**57,050**	**61,650**	**66,200**	**70,750**	**75,350**	**79,870**	**84,434**	**998**	**1,070**	**1,283**	**1,483**	**1,655**	**1,826**
Sarasota MSA)	80%	63,950	73,050	82,200	91,300	98,650	105,950	113,250	120,550	127,792	135,094	1,598	1,712	2,055	2,374	2,648	2,922
Median: 109,700	**120%**	**95,880**	**109,560**	**123,240**	**136,920**	**147,960**	**158,880**	**169,800**	**180,840**	**191,688**	**202,642**	**2,397**	**2,568**	**3,081**	**3,561**	**3,972**	**4,383**
	140%	111,860	127,820	143,780	159,740	172,620	185,360	198,100	210,980	223,636	236,415	2,796	2,996	3,594	4,154	4,634	5,113
Seminole County	30%	24,150	27,600	31,050	34,450	38,680	44,360	50,040	55,720	Refer to HUD		603	646	776	914	1,109	1,322
(Orlando-Kissimmee-	**50%**	**40,250**	**46,000**	**51,750**	**57,450**	**62,050**	**66,650**	**71,250**	**75,850**	**80,430**	**85,026**	**1,006**	**1,078**	**1,293**	**1,493**	**1,666**	**1,838**
Sanford MSA)	80%	64,350	73,550	82,750	91,900	99,300	106,650	114,000	121,350	128,688	136,042	1,608	1,723	2,068	2,390	2,666	2,941
Median: 97,600	**120%**	**96,600**	**110,400**	**124,200**	**137,880**	**148,920**	**159,960**	**171,000**	**182,040**	**193,032**	**204,062**	**2,415**	**2,587**	**3,105**	**3,585**	**3,999**	**4,413**
	140%	112,700	128,800	144,900	160,860	173,740	186,620	199,500	212,380	225,204	238,073	2,817	3,018	3,622	4,182	4,665	5,148

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2026 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
Sumter County	30%	21,900	25,000	28,150	33,000	38,680	44,360	50,040	55,720	Refer to HUD		547	586	703	896	1,109	1,322
(Wildwood-The Villages, FL MSA)	**50%**	**36,450**	**41,650**	**46,850**	**52,050**	**56,250**	**60,400**	**64,550**	**68,750**	**72,870**	**77,034**	**911**	**976**	**1,171**	**1,353**	**1,510**	**1,666**
	80%	58,350	66,650	75,000	83,300	90,000	96,650	103,300	110,000	116,592	123,254	1,458	1,562	1,875	2,166	2,416	2,666
Median: 104,100	**120%**	**87,480**	**99,960**	**112,440**	**124,920**	**135,000**	**144,960**	**154,920**	**165,000**	**174,888**	**184,882**	**2,187**	**2,343**	**2,811**	**3,249**	**3,624**	**3,999**
	140%	102,060	116,620	131,180	145,740	157,500	169,120	180,740	192,500	204,036	215,695	2,551	2,733	3,279	3,790	4,228	4,665
Suwannee County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 68,100	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Taylor County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
	50%	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 61,300	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508
Union County	30%	17,000	21,640	27,320	33,000	38,680	44,360	50,040	53,350	Refer to HUD		425	483	683	896	1,109	1,292
	50%	**28,300**	**32,350**	**36,400**	**40,400**	**43,650**	**46,900**	**50,100**	**53,350**	**56,560**	**59,792**	**707**	**758**	**910**	**1,050**	**1,172**	**1,293**
	80%	45,300	51,750	58,200	64,650	69,850	75,000	80,200	85,350	90,496	95,667	1,132	1,213	1,455	1,681	1,875	2,069
Median: 76,800	**120%**	**67,920**	**77,640**	**87,360**	**96,960**	**104,760**	**112,560**	**120,240**	**128,040**	**135,744**	**143,501**	**1,698**	**1,819**	**2,184**	**2,521**	**2,814**	**3,103**
	140%	79,240	90,580	101,920	113,120	122,220	131,320	140,280	149,380	158,368	167,418	1,981	2,122	2,548	2,941	3,283	3,620
Volusia County	30%	20,850	23,800	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		521	558	683	896	1,109	1,322
(Deltona-Daytona Beach-	**50%**	**34,700**	**39,650**	**44,600**	**49,550**	**53,550**	**57,500**	**61,450**	**65,450**	**69,370**	**73,334**	**867**	**929**	**1,115**	**1,288**	**1,437**	**1,586**
Ormond Beach MSA)	80%	55,550	63,450	71,400	79,300	85,650	92,000	98,350	104,700	110,992	117,334	1,388	1,487	1,785	2,061	2,300	2,538
Median: 90,800	**120%**	**83,280**	**95,160**	**107,040**	**118,920**	**128,520**	**138,000**	**147,480**	**157,080**	**166,488**	**176,002**	**2,082**	**2,230**	**2,676**	**3,093**	**3,450**	**3,807**
	140%	97,160	111,020	124,880	138,740	149,940	161,000	172,060	183,260	194,236	205,335	2,429	2,602	3,122	3,608	4,025	4,441
Wakulla County	30%	21,100	24,100	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		527	565	683	896	1,109	1,322
(Wakulla County HMFA)	**50%**	**35,150**	**40,200**	**45,200**	**50,200**	**54,250**	**58,250**	**62,250**	**66,300**	**70,280**	**74,296**	**878**	**941**	**1,130**	**1,305**	**1,456**	**1,606**
	80%	56,250	64,250	72,300	80,300	86,750	93,150	99,600	106,000	112,448	118,874	1,406	1,506	1,807	2,088	2,328	2,570
Median: 100,400	**120%**	**84,360**	**96,480**	**108,480**	**120,480**	**130,200**	**139,800**	**149,400**	**159,120**	**168,672**	**178,310**	**2,109**	**2,260**	**2,712**	**3,133**	**3,495**	**3,856**
	140%	98,420	112,560	126,560	140,560	151,900	163,100	174,300	185,640	196,784	208,029	2,460	2,637	3,164	3,655	4,077	4,499

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2026 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	30%	20,550	23,450	27,320	33,000	38,680	44,360	50,040	55,720	Refer to HUD		513	550	683	896	1,109	1,322
	50%	**34,200**	**39,050**	**43,950**	**48,800**	**52,750**	**56,650**	**60,550**	**64,450**	**68,320**	**72,224**	**855**	**915**	**1,098**	**1,269**	**1,416**	**1,562**
	80%	54,700	62,500	70,300	78,100	84,350	90,600	96,850	103,100	109,312	115,558	1,367	1,465	1,757	2,030	2,265	2,499
Median: 97,600	**120%**	**82,080**	**93,720**	**105,480**	**117,120**	**126,600**	**135,960**	**145,320**	**154,680**	**163,968**	**173,338**	**2,052**	**2,197**	**2,637**	**3,046**	**3,399**	**3,750**
	140%	95,760	109,340	123,060	136,640	147,700	158,620	169,540	180,460	191,296	202,227	2,394	2,563	3,076	3,554	3,965	4,375
Washington County	30%	16,450	21,640	27,320	33,000	38,680	44,360	48,550	51,700	Refer to HUD		411	476	683	896	1,109	1,253
(Washington County HMFA)	**50%**	**27,400**	**31,350**	**35,250**	**39,150**	**42,250**	**45,400**	**48,550**	**51,700**	**54,810**	**57,942**	**685**	**734**	**881**	**1,017**	**1,135**	**1,253**
	80%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	87,696	92,707	1,096	1,174	1,408	1,628	1,816	2,003
Median: 74,100	**120%**	**65,760**	**75,240**	**84,600**	**93,960**	**101,400**	**108,960**	**116,520**	**124,080**	**131,544**	**139,061**	**1,644**	**1,762**	**2,115**	**2,442**	**2,724**	**3,007**
	140%	76,720	87,780	98,700	109,620	118,300	127,120	135,940	144,760	153,468	162,238	1,918	2,056	2,467	2,849	3,178	3,508

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#2026_query

In the "Access Individual Income Limits Areas" section, click "Click Here for FY **2026** 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).