

HUD release: 5/15/2023

Effective: 5/15/2023

**2023 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: 47,800	30%	14,580	19,720	24,860	30,000	34,700	37,250	39,850	42,400	Refer to HUD		364	428	621	808	931	1,028
	50%	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400	44,940	47,508	562	602	722	835	931	1,028
	80%	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800	71,904	76,013	898	963	1,156	1,335	1,490	1,643
	120%	54,000	61,680	69,360	77,040	83,280	89,400	95,640	101,760	107,856	114,019	1,350	1,446	1,734	2,004	2,235	2,467
	140%	63,000	71,960	80,920	89,880	97,160	104,300	111,580	118,720	125,832	133,022	1,575	1,687	2,023	2,338	2,607	2,878
Hernando County (Tampa-St.Petersburg- Clearwater MSA) Median: 89,400	30%	18,250	20,850	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		456	488	621	814	1,007	1,199
	50%	30,450	34,800	39,150	43,450	46,950	50,450	53,900	57,400	60,830	64,306	761	815	978	1,130	1,261	1,391
	80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750	97,328	102,890	1,216	1,303	1,563	1,807	2,016	2,224
	120%	73,080	83,520	93,960	104,280	112,680	121,080	129,360	137,760	145,992	154,334	1,827	1,957	2,349	2,712	3,027	3,339
	140%	85,260	97,440	109,620	121,660	131,460	141,260	150,920	160,720	170,324	180,057	2,131	2,283	2,740	3,164	3,531	3,895
Highlands County  Median: 67,400	30%	14,580	19,720	24,860	30,000	35,140	38,000	40,650	43,250	Refer to HUD		364	428	621	814	950	1,048
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	80%	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	73,360	77,552	917	983	1,180	1,362	1,520	1,677
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660	2,936
Hillsborough County (Tampa-St.Petersburg- Clearwater MSA) Median: 89,400	30%	18,250	20,850	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		456	488	621	814	1,007	1,199
	50%	30,450	34,800	39,150	43,450	46,950	50,450	53,900	57,400	60,830	64,306	761	815	978	1,130	1,261	1,391
	80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750	97,328	102,890	1,216	1,303	1,563	1,807	2,016	2,224
	120%	73,080	83,520	93,960	104,280	112,680	121,080	129,360	137,760	145,992	154,334	1,827	1,957	2,349	2,712	3,027	3,339
	140%	85,260	97,440	109,620	121,660	131,460	141,260	150,920	160,720	170,324	180,057	2,131	2,283	2,740	3,164	3,531	3,895
Holmes County  Median: 58,300	30%	14,580	19,720	24,860	30,000	34,700	37,250	39,850	42,400	Refer to HUD		364	428	621	808	931	1,028
	50%	22,500	25,700	28,900	32,100	34,700	37,250	39,850	42,400	44,940	47,508	562	602	722	835	931	1,028
	80%	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800	71,904	76,013	898	963	1,156	1,335	1,490	1,643
	120%	54,000	61,680	69,360	77,040	83,280	89,400	95,640	101,760	107,856	114,019	1,350	1,446	1,734	2,004	2,235	2,467
	140%	63,000	71,960	80,920	89,880	97,160	104,300	111,580	118,720	125,832	133,022	1,575	1,687	2,023	2,338	2,607	2,878
Indian River County (Sebastian-Vero Beach MSA) Median: 79,200	30%	16,650	19,720	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		416	454	621	814	1,007	1,199
	50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	55,440	58,608	693	743	891	1,030	1,148	1,268
	80%	44,350	50,700	57,050	63,350	68,450	73,500	78,600	83,650	88,704	93,773	1,108	1,188	1,426	1,647	1,837	2,028
	120%	66,600	76,080	85,560	95,040	102,720	110,280	117,960	125,520	133,056	140,659	1,665	1,783	2,139	2,472	2,757	3,043
	140%	77,700	88,760	99,820	110,880	119,840	128,660	137,620	146,440	155,232	164,102	1,942	2,080	2,495	2,884	3,216	3,550

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

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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: 93,700	30%	17,300	19,800	24,860	30,000	35,140	40,280	45,420	50,560	Refer to HUD		432	463	621	814	1,007	1,199
	50%	<b>28,850</b>	<b>33,000</b>	<b>37,100</b>	<b>41,200</b>	<b>44,500</b>	<b>47,800</b>	<b>51,100</b>	<b>54,400</b>	<b>57,680</b>	<b>60,976</b>	721	773	927	1,071	1,195	1,318
	80%	46,150	52,750	59,350	65,900	71,200	76,450	81,750	87,000	92,288	97,562	1,153	1,236	1,483	1,713	1,911	2,109
	120%	<b>69,240</b>	<b>79,200</b>	<b>89,040</b>	<b>98,880</b>	<b>106,800</b>	<b>114,720</b>	<b>122,640</b>	<b>130,560</b>	<b>138,432</b>	<b>146,342</b>	1,731	1,855	2,226	2,571	2,868	3,165
	140%	80,780	92,400	103,880	115,360	124,600	133,840	143,080	152,320	161,504	170,733	2,019	2,164	2,597	2,999	3,346	3,692
Washington County  Median: 61,500	30%	14,580	19,720	24,860	30,000	34,700	37,250	39,850	42,400	Refer to HUD		364	428	621	808	931	1,028
	50%	<b>22,500</b>	<b>25,700</b>	<b>28,900</b>	<b>32,100</b>	<b>34,700</b>	<b>37,250</b>	<b>39,850</b>	<b>42,400</b>	<b>44,940</b>	<b>47,508</b>	562	602	722	835	931	1,028
	80%	35,950	41,100	46,250	51,350	55,500	59,600	63,700	67,800	71,904	76,013	898	963	1,156	1,335	1,490	1,643
	120%	<b>54,000</b>	<b>61,680</b>	<b>69,360</b>	<b>77,040</b>	<b>83,280</b>	<b>89,400</b>	<b>95,640</b>	<b>101,760</b>	<b>107,856</b>	<b>114,019</b>	1,350	1,446	1,734	2,004	2,235	2,467
	140%	63,000	71,960	80,920	89,880	97,160	104,300	111,580	118,720	125,832	133,022	1,575	1,687	2,023	2,338	2,607	2,878

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#2023\\_query](https://www.huduser.gov/portal/datasets/il.html#2023_query)

In the "Access Individual Income Limits Areas" section, click "Click Here for FY 2023 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).