



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING  
AND DEVELOPMENT

May 9, 2016

MEMORANDUM FOR: All CPD Division Directors  
All HOME Program Coordinators

FROM: Virginia Sardone, Director, Office of  
Affordable Housing Programs, DGH

SUBJECT: HOME Program Income Limits – 2016

This memorandum issues the 2016 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 6, 2016. The HOME Program Income Limits have been updated for 2016 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2016 HOME Income Limits grouped by state is posted on the HOME program web page on HUD Exchange at: <https://www.hudexchange.info/manage-a-program/home-income-limits/>. These limits remain in effect until they are superseded by issuance of new limits.

The 2016 HOME Income Limits provide 30%, which may be different than the extremely low-income limits for the Section 8 program; very low-income limits (at or below 50% of median income for the area, as adjusted); 60% limits; and low-income limits (at or below 80% of median income for the area, as adjusted).

The 60% limits are provided for the HOME Program because each participating jurisdiction must invest HOME funds made available during a fiscal year so that, with respect to tenant based rental assistance and rental units, not less than 90% of families receiving HOME rental assistance or occupying HOME rental units are families whose annual incomes do not exceed 60% of the median family income for the area. Please note that the 60% limits have been calculated in accordance with current IRS guidelines to ensure consistency between the HOME Program and the Low Income Housing Tax Credit Program. The 30% limits are also provided for the HOME Program, because the Consolidated Plan requires information on extremely low-income families (i.e., those at or below 30% of median income for the area, as adjusted).

Please ensure that HOME participating jurisdictions in your area are notified of the issuance and effective date of the 2016 HOME Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

----- 2016 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Kalawao County, HI HUD Metro FMR Area</b>								
30% LIMITS	19150	21900	24650	27350	29550	31750	33950	36150
VERY LOW INCOME	31900	36450	41000	45550	49200	52850	56500	60150
60% LIMITS	38280	43740	49200	54660	59040	63420	67800	72180
LOW INCOME	46000	52600	59150	65700	71000	76250	81500	86750
<b>Maui County, HI HUD Metro FMR Area</b>								
30% LIMITS	16950	19350	21750	24150	26100	28050	29950	31900
VERY LOW INCOME	28200	32200	36250	40250	43500	46700	49950	53150
60% LIMITS	33840	38640	43500	48300	52200	56040	59940	63780
LOW INCOME	45100	51550	58000	64400	69600	74750	79900	85050
<b>Honolulu, HI MSA</b>								
30% LIMITS	21150	24150	27150	30150	32600	35000	37400	39800
VERY LOW INCOME	35200	40200	45250	50250	54300	58300	62350	66350
60% LIMITS	42240	48240	54300	60300	65160	69960	74820	79620
LOW INCOME	56350	64400	72450	80450	86900	93350	99800	106200
<b>Hawaii County, HI</b>								
30% LIMITS	14650	16750	18850	20900	22600	24250	25950	27600
VERY LOW INCOME	24400	27850	31350	34800	37600	40400	43200	45950
60% LIMITS	29280	33420	37620	41760	45120	48480	51840	55140
LOW INCOME	39000	44600	50150	55700	60200	64650	69100	73550
<b>Kauai County, HI</b>								
30% LIMITS	17250	19700	22150	24600	26600	28550	30550	32500
VERY LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
60% LIMITS	34440	39360	44280	49200	53160	57120	61020	64980
LOW INCOME	45950	52500	59050	65600	70850	76100	81350	86600



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MEMORANDUM FOR: All CPD Division Directors  
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FROM: Virginia Sardone, Director, Office of  
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SUBJECT: HOME Program Rent Limits – 2016

The purpose of this memorandum is to issue the HOME Program Rent Limits for 2016. Effective June 6, 2016, the 2016 HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases and lease renewals after that date. A complete set of the 2016 HOME Rent Limits grouped by state is posted on the HOME program web page on HUD Exchange at: <https://www.hudexchange.info/manage-a-program/home-rent-limits/>. These limits remain in effect until they are superseded by issuance of new limits.

The maximum HOME rent limits are established in Section 215 of the Cranston-Gonzalez National Affordable Housing Act of 1990 (NAHA), as amended. The High HOME Rent Limit for an area is the lesser of the Section 8 Fair Market Rent (FMR) for the area or a rent equal to 30% of the annual income of a family whose income equals 65% of the area median income, as determined by HUD. The Low HOME Rent Limit for an area is 30% of the annual income of a family whose income equals 50% of the area median income, as determined by HUD, capped by the High HOME Rent Limit. HUD's Economic and Market Analysis Division calculates the HOME rents each year using the FMRs and the Section 8 Income Limits.

The 2016 HOME rents are based upon the FMRs published in the Federal Register on December 11, 2015 (80 FR 77124) *Notice of Final Fiscal Year (FY) 2016 Fair Market Rents (FMRs)*, as may be revised, and on the 2016 Public Housing/Section 8 Income Limits, which were issued on March 26, 2016 by Notice PDR-2016-02 *Transmittal of Fiscal Year (FY) 2016 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Rent Limit worksheets include the 2016 FMRs, the 65% rent limits, and the 50% rent limits. HUD is continuing to provide this information so that participating jurisdictions will know which of the "lesser of" standards has been applied. Some jurisdictions may also find this information useful in designing local programs that do not use HOME funds.

Please ensure that HOME participating jurisdictions in your area are notified of the issuance and effective date of the 2016 HOME Program Rent Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

----- 2016 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Kalawao County, HI HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	464	517	658	959	1149	1321	1494
HIGH HOME RENT LIMIT	464	517	658	959	1149	1321	1494
For Information Only:							
FAIR MARKET RENT	464	517	658	959	1149	1321	1494
50% RENT LIMIT	808	866	1038	1200	1338	1477	1615
65% RENT LIMIT	1084	1163	1397	1605	1771	1936	2101
<b>Maui County, HI HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	782	838	1005	1161	1295	1429	1562
HIGH HOME RENT LIMIT	912	1016	1284	1475	1626	1776	1926
For Information Only:							
FAIR MARKET RENT	912	1016	1286	1874	2058	2367	2675
50% RENT LIMIT	782	838	1005	1161	1295	1429	1562
65% RENT LIMIT	996	1069	1284	1475	1626	1776	1926
<b>Honolulu, HI MSA</b>							
LOW HOME RENT LIMIT	901	965	1158	1339	1493	1648	1802
HIGH HOME RENT LIMIT	1191	1278	1536	1765	1950	2133	2316
For Information Only:							
FAIR MARKET RENT	1334	1507	1985	2893	3140	3611	4082
50% RENT LIMIT	901	965	1158	1339	1493	1648	1802
65% RENT LIMIT	1191	1278	1536	1765	1950	2133	2316
<b>Hawaii County, HI</b>							
LOW HOME RENT LIMIT	642	688	826	954	1065	1175	1284
HIGH HOME RENT LIMIT	808	880	1058	1213	1334	1453	1572
For Information Only:							
FAIR MARKET RENT	808	966	1194	1576	2013	2315	2617
50% RENT LIMIT	642	688	826	954	1065	1175	1284
65% RENT LIMIT	820	880	1058	1213	1334	1453	1572
<b>Kauai County, HI</b>							
LOW HOME RENT LIMIT	776	851	1022	1180	1317	1453	1589
HIGH HOME RENT LIMIT	776	1007	1238	1591	1755	1918	2082
For Information Only:							
FAIR MARKET RENT	776	1007	1238	1620	1910	2197	2483
50% RENT LIMIT	795	851	1022	1180	1317	1453	1589
65% RENT LIMIT	1074	1152	1384	1591	1755	1918	2082

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.