



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

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

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 – 2017

This memorandum issues the 2017 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on xxx, 2017. The HOME Program Income Limits have been updated for 2017 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2017 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/>.

The 2017 HOME Income Limits provide 30 percent limits, which may be different than the extremely low-income limits for the Section 8 program; very low-income limits (at or below 50 percent of median income for the area, as adjusted); 60 percent limits; and low-income limits (at or below 80 percent of median income for the area, as adjusted).

The 60 percent 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 percent of families receiving HOME rental assistance or occupying HOME rental units are families whose annual incomes do not exceed 60 percent of the median family income for the area. Please note that the 60 percent 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 percent 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 percent of median income for the area, as adjusted).

Please make sure HOME participating jurisdictions under your Field Office are notified of the issuance and effective date of the 2017 HOME Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

Attachment

----- 2017 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kalawao County, HI HUD Metro FMR Area								
30% LIMITS	20450	23400	26300	29200	31550	33900	36250	38550
VERY LOW INCOME	34100	39000	43850	48700	52600	56500	60400	64300
60% LIMITS	40920	46800	52620	58440	63120	67800	72480	77160
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
Maui County, HI HUD Metro FMR Area								
30% LIMITS	18100	20700	23300	25850	27950	30000	32100	34150
VERY LOW INCOME	30150	34450	38750	43050	46500	49950	53400	56850
60% LIMITS	36180	41340	46500	51660	55800	59940	64080	68220
LOW INCOME	48250	55150	62050	68900	74450	79950	85450	90950
Urban Honolulu, HI MSA								
30% LIMITS	22000	25150	28300	31400	33950	36450	38950	41450
VERY LOW INCOME	36650	41850	47100	52300	56500	60700	64900	69050
60% LIMITS	43980	50220	56520	62760	67800	72840	77880	82860
LOW INCOME	58600	67000	75350	83700	90400	97100	103800	110500
Hawaii County, HI								
30% LIMITS	15600	17800	20050	22250	24050	25850	27600	29400
VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
60% LIMITS	31140	35580	40020	44460	48060	51600	55140	58740
LOW INCOME	41550	47450	53400	59300	64050	68800	73550	78300
Kauai County, HI								
30% LIMITS	17950	20500	23050	25600	27650	29700	31750	33800
VERY LOW INCOME	29900	34150	38400	42650	46100	49500	52900	56300
60% LIMITS	35880	40980	46080	51180	55320	59400	63480	67560
LOW INCOME	47800	54600	61450	68250	73750	79200	84650	90100



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MEMORANDUM FOR: All CPD Division Directors
All HOME Program Coordinators

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

SUBJECT: HOME Program Rent Limits – 2017

The purpose of this memorandum is to issue the HOME Program Rent Limits for 2017. Effective xxx, 2017, the 2017 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 2017 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/>.

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 percent of the annual income of a family whose income equals 65 percent of the area median income, as determined by HUD. The Low HOME Rent Limit for an area is 30 percent of the annual income of a family whose income equals 50 percent 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 2017 HOME rents are based upon the FMRs published by HUD on August 31, 2016 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2017 Public Housing/Section 8 Income Limits, which were issued on April 14, 2017 by Notice PDR-2017-02 *Transmittal of Fiscal Year (FY) 2017 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Rent Limit worksheets include the 2017 FMRs, the 65 percent rent limits, and the 50 percent 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 make sure HOME participating jurisdictions under your Field Office are notified of the issuance and effective date of the 2017 HOME Program Rent Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

Attachment

U.S. DEPARTMENT OF HUD 04/2017
 STATE: HAWAII

----- 2017 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kalawao County, HI HUD Metro FMR Area							
LOW HOME RENT LIMIT	475	541	681	991	1200	1380	1560
HIGH HOME RENT LIMIT	475	541	681	991	1200	1380	1560
For Information Only:							
FAIR MARKET RENT	475	541	681	991	1200	1380	1560
50% RENT LIMIT	852	913	1096	1266	1412	1558	1704
65% RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
Maui County, HI HUD Metro FMR Area							
LOW HOME RENT LIMIT	782	838	1005	1161	1295	1429	1562
HIGH HOME RENT LIMIT	996	1069	1284	1475	1626	1776	1926
For Information Only:							
FAIR MARKET RENT	1115	1248	1568	2283	2763	3177	3592
50% RENT LIMIT	782	838	1005	1161	1295	1429	1562
65% RENT LIMIT	996	1069	1284	1475	1626	1776	1926
Urban Honolulu, HI MSA							
LOW HOME RENT LIMIT	916	981	1177	1360	1517	1674	1830
HIGH HOME RENT LIMIT	1275	1368	1643	1890	2089	2287	2484
For Information Only:							
FAIR MARKET RENT	1333	1492	1982	2885	3473	3994	4515
50% RENT LIMIT	916	981	1177	1360	1517	1674	1830
65% RENT LIMIT	1275	1368	1643	1890	2089	2287	2484
Hawaii County, HI							
LOW HOME RENT LIMIT	648	695	833	963	1075	1186	1296
HIGH HOME RENT LIMIT	859	943	1133	1300	1431	1561	1690
For Information Only:							
FAIR MARKET RENT	859	991	1271	1629	2046	2353	2660
50% RENT LIMIT	648	695	833	963	1075	1186	1296
65% RENT LIMIT	879	943	1133	1300	1431	1561	1690
Kauai County, HI							
LOW HOME RENT LIMIT	795	851	1022	1180	1317	1453	1589
HIGH HOME RENT LIMIT	928	1152	1384	1591	1755	1918	2082
For Information Only:							
FAIR MARKET RENT	928	1189	1463	1933	2263	2602	2942
50% RENT LIMIT	795	851	1022	1180	1317	1453	1589
65% RENT LIMIT	1074	1152	1384	1591	1755	1918	2082