



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 – 2018

This memorandum issues the 2018 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2018. The HOME Program Income Limits have been updated for 2018 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2018 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 2018 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 2018 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

U.S. DEPARTMENT OF HUD
STATE: HAWAII

----- 2018 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	19900	22750	25600	28400	30700	32950	35250	37500
VERY LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
60% LIMITS	39780	45420	51120	56760	61320	65880	70440	74940
LOW INCOME	53000	60600	68150	75700	81800	87850	93900	99950
Maui County, HI HUD Metro FMR Area								
30% LIMITS	19850	22650	25500	28300	30600	32850	35100	37400
VERY LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
60% LIMITS	39660	45360	51000	56640	61200	65760	70260	74820
LOW INCOME	52850	60400	67950	75500	81550	87600	93650	99700
Urban Honolulu, HI MSA								
30% LIMITS	24500	28000	31500	35000	37800	40600	43400	46200
VERY LOW INCOME	40850	46650	52500	58300	63000	67650	72300	77000
60% LIMITS	49020	55980	63000	69960	75600	81180	86760	92400
LOW INCOME	65350	74650	84000	93300	100800	108250	115700	123200
Hawaii County, HI								
30% LIMITS	16500	18850	21200	23550	25450	27350	29250	31100
VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
60% LIMITS	33000	37680	42420	47100	50880	54660	58440	62220
LOW INCOME	44000	50250	56550	62800	67850	72850	77900	82900
Kauai County, HI								
30% LIMITS	18550	21200	23850	26450	28600	30700	32800	34950
VERY LOW INCOME	30850	35250	39650	44050	47600	51100	54650	58150
60% LIMITS	37020	42300	47580	52860	57120	61320	65580	69780
LOW INCOME	49350	56400	63450	70500	76150	81800	87450	93100



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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 – 2018

The purpose of this memorandum is to issue the HOME Program Rent Limits for 2018. Effective June 1, 2018, the 2018 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 2018 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 2018 HOME rents are based upon the FMRs published by HUD on October 2, 2017 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2018 Public Housing/Section 8 Income Limits, which were issued on April 1, 2018 by Notice PDR-2018-02 *Transmittal of Fiscal Year (FY) 2018 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Rent Limit worksheets include the 2018 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 2018 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
STATE: HAWAII

		----- 2018 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	852	913	1096	1266	1412	1558	1704	
HIGH HOME RENT LIMIT	1126	1246	1497	1720	1899	2077	2255	
For Information Only:								
FAIR MARKET RENT	1126	1295	1623	2361	2859	3288	3717	
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	826	885	1062	1227	1370	1511	1652	
HIGH HOME RENT LIMIT	1054	1131	1359	1562	1723	1882	2041	
For Information Only:								
FAIR MARKET RENT	1124	1292	1619	2355	2852	3280	3708	
50% RENT LIMIT	826	885	1062	1227	1370	1511	1652	
65% RENT LIMIT	1054	1131	1359	1562	1723	1882	2041	
Urban Honolulu, HI MSA								
LOW HOME RENT LIMIT	1021	1093	1312	1516	1691	1866	2040	
HIGH HOME RENT LIMIT	1328	1424	1711	1967	2175	2381	2587	
For Information Only:								
FAIR MARKET RENT	1352	1527	2031	2954	3525	4054	4583	
50% RENT LIMIT	1021	1093	1312	1516	1691	1866	2040	
65% RENT LIMIT	1328	1424	1711	1967	2175	2381	2587	
Hawaii County, HI								
LOW HOME RENT LIMIT	687	736	883	1020	1138	1256	1373	
HIGH HOME RENT LIMIT	877	943	1133	1300	1431	1561	1690	
For Information Only:								
FAIR MARKET RENT	877	1009	1322	1663	1936	2226	2517	
50% RENT LIMIT	687	736	883	1020	1138	1256	1373	
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	964	1152	1384	1591	1755	1918	2082	
For Information Only:								
FAIR MARKET RENT	964	1220	1511	2013	2413	2775	3137	
50% RENT LIMIT	795	851	1022	1180	1317	1453	1589	
65% RENT LIMIT	1074	1152	1384	1591	1755	1918	2082	