



**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 – 2019

This memorandum issues the 2019 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 28, 2019. The HOME Program Income Limits have been updated for 2019 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2019 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 2019 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 2019 HOME Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

U.S. DEPARTMENT OF HUD  
STATE: HAWAII

----- 2019 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Kahului-Wailuku-Lahaina, HI MSA</b>								
30% LIMITS	20550	23450	26400	29300	31650	34000	36350	38700
VERY LOW INCOME	34200	39050	43950	48800	52750	56650	60550	64450
60% LIMITS	41040	46860	52740	58560	63300	67980	72660	77340
LOW INCOME	54700	62500	70300	78100	84350	90600	96850	103100
<b>Urban Honolulu, HI MSA</b>								
30% LIMITS	25350	28950	32550	36150	39050	41950	44850	47750
VERY LOW INCOME	42200	48200	54250	60250	65100	69900	74750	79550
60% LIMITS	50640	57840	65100	72300	78120	83880	89700	95460
LOW INCOME	67500	77150	86800	96400	104150	111850	119550	127250
<b>Hawaii County, HI</b>								
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
<b>Kauai County, HI</b>								
30% LIMITS	18900	21600	24300	27000	29200	31350	33500	35650
VERY LOW INCOME	31500	36000	40500	45000	48600	52200	55800	59400
60% LIMITS	37800	43200	48600	54000	58320	62640	66960	71280
LOW INCOME	50400	57600	64800	72000	77800	83550	89300	95050



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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 – 2019

The purpose of this memorandum is to issue the HOME Program Rent Limits for 2019. Effective June 28, 2019, the 2019 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 2019 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 2019 HOME rents are based upon the FMRs published by HUD on August 31, 2018 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2019 Public Housing/Section 8 Income Limits, which were issued on April 24, 2019 by Notice PDR-2019-02 *Transmittal of Fiscal Year (FY) 2019 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Rent Limit worksheets include the 2019 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 2019 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

----- 2019 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Kahului-Wailuku-Lahaina, HI MSA</b>							
LOW HOME RENT LIMIT	855	915	1098	1269	1416	1562	1708
HIGH HOME RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
For Information Only:							
FAIR MARKET RENT	1186	1335	1675	2416	2940	3381	3822
50% RENT LIMIT	855	915	1098	1269	1416	1562	1708
65% RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
<b>Urban Honolulu, HI MSA</b>							
LOW HOME RENT LIMIT	1055	1130	1356	1566	1747	1928	2108
HIGH HOME RENT LIMIT	1351	1449	1742	2004	2215	2426	2636
For Information Only:							
FAIR MARKET RENT	1390	1563	2067	2989	3631	4176	4720
50% RENT LIMIT	1055	1130	1356	1566	1747	1928	2108
65% RENT LIMIT	1351	1449	1742	2004	2215	2426	2636
<b>Hawaii County, HI</b>							
LOW HOME RENT LIMIT	687	736	883	1020	1138	1256	1373
HIGH HOME RENT LIMIT	865	943	1133	1300	1431	1561	1690
For Information Only:							
FAIR MARKET RENT	865	1018	1346	1686	1855	2133	2412
50% RENT LIMIT	687	736	883	1020	1138	1256	1373
65% RENT LIMIT	879	943	1133	1300	1431	1561	1690
<b>Kauai County, HI</b>							
LOW HOME RENT LIMIT	795	851	1022	1180	1317	1453	1589
HIGH HOME RENT LIMIT	984	1152	1384	1591	1755	1918	2082
For Information Only:							
FAIR MARKET RENT	984	1210	1531	2044	2492	2866	3240
50% RENT LIMIT	795	851	1022	1180	1317	1453	1589
65% RENT LIMIT	1074	1152	1384	1591	1755	1918	2082