



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 – 2020

This memorandum issues the 2020 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on July 1, 2020. The HOME Program Income Limits have been updated for 2020 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2020 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 2020 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 2020 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

----- 2020 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kahului-Wailuku-Lahaina, HI MSA								
30% LIMITS	21550	24600	27700	30750	33250	35700	38150	40600
VERY LOW INCOME	35900	41000	46150	51250	55350	59450	63550	67650
60% LIMITS	43080	49200	55380	61500	66420	71340	76260	81180
LOW INCOME	57400	65600	73800	82000	88600	95150	101700	108250
Urban Honolulu, HI MSA								
30% LIMITS	26450	30200	34000	37750	40800	43800	46850	49850
VERY LOW INCOME	44100	50400	56700	62950	68000	73050	78100	83100
60% LIMITS	52920	60480	68040	75540	81600	87660	93720	99720
LOW INCOME	70500	80600	90650	100700	108800	116850	124900	132950
Hawaii County, HI								
30% LIMITS	17500	20000	22500	25000	27000	29000	31000	33000
VERY LOW INCOME	29200	33350	37500	41650	45000	48350	51650	55000
60% LIMITS	35040	40020	45000	49980	54000	58020	61980	66000
LOW INCOME	46700	53350	60000	66650	72000	77350	82650	88000
Kauai County, HI								
30% LIMITS	20450	23350	26250	29150	31500	33850	36150	38500
VERY LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
60% LIMITS	40800	46620	52440	58260	62940	67620	72300	76920
LOW INCOME	54400	62200	69950	77700	83950	90150	96350	102600



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 Rent Limits – 2020

The purpose of this memorandum is to issue the HOME Program Rent Limits for 2020. Effective July 1, 2020, the 2020 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 2020 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 2020 HOME rents are based upon the FMRs published by HUD on August 30, 2019 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2020 Public Housing/Section 8 Income Limits, which were issued on April 1, 2020 by Notice PDR-2020-02 *Transmittal of Fiscal Year (FY) 2020 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Rent Limit worksheets include the 2020 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 2020 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

----- 2020 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kahului-Wailuku-Lahaina, HI MSA							
LOW HOME RENT LIMIT	897	961	1153	1332	1486	1640	1793
HIGH HOME RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
For Information Only:							
FAIR MARKET RENT	1275	1394	1759	2496	2846	3273	3700
50% RENT LIMIT	897	961	1153	1332	1486	1640	1793
65% RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
Urban Honolulu, HI MSA							
LOW HOME RENT LIMIT	1102	1181	1417	1636	1826	2015	2203
HIGH HOME RENT LIMIT	1413	1515	1821	2094	2316	2537	2759
For Information Only:							
FAIR MARKET RENT	1473	1640	2160	3116	3792	4361	4930
50% RENT LIMIT	1102	1181	1417	1636	1826	2015	2203
65% RENT LIMIT	1413	1515	1821	2094	2316	2537	2759
Hawaii County, HI							
LOW HOME RENT LIMIT	730	781	937	1083	1208	1333	1457
HIGH HOME RENT LIMIT	929	996	1197	1374	1514	1651	1789
For Information Only:							
FAIR MARKET RENT	931	1085	1429	1800	1936	2226	2517
50% RENT LIMIT	730	781	937	1083	1208	1333	1457
65% RENT LIMIT	929	996	1197	1374	1514	1651	1789
Kauai County, HI							
LOW HOME RENT LIMIT	850	910	1092	1262	1408	1554	1699
HIGH HOME RENT LIMIT	1085	1164	1398	1607	1773	1937	2103
For Information Only:							
FAIR MARKET RENT	1226	1519	1881	2595	3212	3694	4176
50% RENT LIMIT	850	910	1092	1262	1408	1554	1699
65% RENT LIMIT	1085	1164	1398	1607	1773	1937	2103