



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, DGI

SUBJECT: HOME Program Income Limits – 2021

**VIRGINIA**  
**SARDONE**

Digitally signed by  
VIRGINIA SARDONE  
Date: 2021.04.15  
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This memorandum issues the 2021 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2021. The HOME Program Income Limits were updated for 2021 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2021 HOME Program Income Limits, grouped by state, is posted at:

<https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>.

The 2021 HOME Program 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 2021 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

----- 2021 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	21700	24800	27900	31000	33500	36000	38450	40950
VERY LOW INCOME	36200	41350	46500	51650	55800	59950	64050	68200
60% LIMITS	43440	49620	55800	61980	66960	71940	76860	81840
LOW INCOME	57900	66150	74400	82650	89300	95900	102500	109100
<b>Urban Honolulu, HI MSA</b>								
30% LIMITS	25400	29000	32650	36250	39150	42050	44950	47850
VERY LOW INCOME	42300	48350	54400	60400	65250	70100	74900	79750
60% LIMITS	50760	58020	65280	72480	78300	84120	89880	95700
LOW INCOME	67700	77350	87000	96650	104400	112150	119850	127600
<b>Hawaii County, HI</b>								
30% LIMITS	18000	20600	23150	25700	27800	29850	31900	33950
VERY LOW INCOME	30000	34250	38550	42800	46250	49650	53100	56500
60% LIMITS	36000	41100	46260	51360	55500	59580	63720	67800
LOW INCOME	47950	54800	61650	68500	74000	79500	84950	90450
<b>Kauai County, HI</b>								
30% LIMITS	21400	24450	27500	30550	33000	35450	37900	40350
VERY LOW INCOME	35700	40800	45900	50950	55050	59150	63200	67300
60% LIMITS	42840	48960	55080	61140	66060	70980	75840	80760
LOW INCOME	57100	65250	73400	81550	88100	94600	101150	107650



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MEMORANDUM FOR: All CPD Division Directors  
All HOME Program Coordinators

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

SUBJECT: HOME Program Rent Limits – 2021

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VIRGINIA SARDONE  
Date: 2021.04.15  
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This memorandum issues the 2021 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2021. The HOME Program Rent Limits were updated for 2021 by HUD’s Economic and Market Analysis Division (EMAD), Office of Policy Development and Research (PD&R). The 2021 HOME Program 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 2021 HOME Program Rent Limits, grouped by state, is posted at:  
<https://www.huduser.gov/portal/datasets/HOME-Rent-limits.html>.

The maximum HOME Program 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 2021 HOME rents are based upon the FMRs published by HUD on October 1, 2020 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2021 Public Housing/Section 8 Income Limits, which were issued on April 1, 2021 by Notice PDR-2021-02 *Transmittal of Fiscal Year (FY) 2021 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2021 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 2021 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

----- 2021 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	905	969	1162	1343	1498	1653	1807
HIGH HOME RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
For Information Only:							
FAIR MARKET RENT	1321	1408	1772	2461	2724	3133	3541
50% RENT LIMIT	905	969	1162	1343	1498	1653	1807
65% RENT LIMIT	1161	1246	1497	1720	1899	2077	2255
<b>Urban Honolulu, HI MSA</b>							
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	1433	1577	2073	2967	3589	4127	4666
50% RENT LIMIT	1102	1181	1417	1636	1826	2015	2203
65% RENT LIMIT	1413	1515	1821	2094	2316	2537	2759
<b>Hawaii County, HI</b>							
LOW HOME RENT LIMIT	750	803	963	1113	1241	1370	1498
HIGH HOME RENT LIMIT	955	1024	1231	1414	1558	1700	1842
For Information Only:							
FAIR MARKET RENT	969	1115	1469	1889	1992	2291	2590
50% RENT LIMIT	750	803	963	1113	1241	1370	1498
65% RENT LIMIT	955	1024	1231	1414	1558	1700	1842
<b>Kauai County, HI</b>							
LOW HOME RENT LIMIT	892	956	1147	1325	1478	1631	1783
HIGH HOME RENT LIMIT	1140	1223	1469	1689	1864	2038	2213
For Information Only:							
FAIR MARKET RENT	1255	1519	1902	2621	3274	3765	4256
50% RENT LIMIT	892	956	1147	1325	1478	1631	1783
65% RENT LIMIT	1140	1223	1469	1689	1864	2038	2213

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