



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 HTF Program Coordinators

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

SUBJECT: HTF Program Rent Limits – 2021

VIRGINIA
SARDONE

Digitally signed by
VIRGINIA SARDONE
Date: 2021.04.15
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This memorandum issues the 2021 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2021. The HTF 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 HTF Program Rent Limits are the maximum amount that may be charged for rent in HTF-assisted rental units and are applicable to new HTF leases and lease renewals after that date. A complete set of the 2021 HTF Program Rent Limits, grouped by state, is posted at: <https://www.huduser.gov/portal/datasets/HTF-Rent-limits.html>.

The maximum HTF Program Rent Limits are established in 24 CFR 93.302(b). The HTF rent plus utilities of an extremely low-income tenant shall not exceed the greater of 30 percent of the federal poverty line or 30 percent of the income of a family whose annual income equals 30 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit. The HTF rent plus utilities of a very low-income tenant shall not exceed 30 percent of the income of a family whose annual income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit. HUD will publish the HTF Program Rent Limits on an annual basis.

For information only, the HTF Program Rent Limit worksheets include the 30 percent rent limits and the Poverty Guideline Rent. HUD is providing this information so that grantees will know which of the "greater of" standards has been applied.

Please make sure HTF grantees under your Field Office are notified of the issuance and effective date of the 2021 HTF 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 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Urban Honolulu, HI MSA							
HOUSING TRUST FUND RENT	635	680	816	942	1051	1218	1411
For Information Only:							
30% RENT LIMIT	635	680	816	942	1051	1160	1268
POVERTY GUIDELINE RENT	370	435	631	827	1023	1218	1411
Kahului-Wailuku-Lahaina, HI MSA							
HOUSING TRUST FUND RENT	542	581	697	827	1023	1218	1411
For Information Only:							
30% RENT LIMIT	542	581	697	806	900	992	1085
POVERTY GUIDELINE RENT	370	435	631	827	1023	1218	1411
Hawaii County, HI							
HOUSING TRUST FUND RENT	450	482	631	827	1023	1218	1411
For Information Only:							
30% RENT LIMIT	450	482	578	668	746	823	899
POVERTY GUIDELINE RENT	370	435	631	827	1023	1218	1411
Kauai County, HI							
HOUSING TRUST FUND RENT	535	573	687	827	1023	1218	1411
For Information Only:							
30% RENT LIMIT	535	573	687	794	886	978	1069
POVERTY GUIDELINE RENT	370	435	631	827	1023	1218	1411



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OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

MEMORANDUM FOR: All CPD Division Directors
All HTF Program Coordinators

FROM: Virginia Sardone, Director, Office of
Affordable Housing Programs, **SARDONE**

SUBJECT: HTF Program Income Limits – 2021

Digitally signed by
VIRGINIA SARDONE
Date: 2021.04.15
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This memorandum issues the 2021 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2021. The HTF Program Income Limits were updated for 2021 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research (PD&R). A complete set of the 2021 HTF Program Income Limits, grouped by state, is posted at:
<https://www.huduser.gov/PORTAL/datasets/HTF-Income-limits.html>.

The income targeting requirements for the HTF Program, found at 24 CFR 93.250, state that in any fiscal year in which the total amount available for allocation of HTF funds is less than \$1 billion, the grantee must use 100 percent of its HTF grant for the benefit of extremely low-income families or families with incomes at or below the poverty line (whichever is greater). In any fiscal year in which the total amount available for allocation of HTF funds is greater than \$1 billion, the grantee must use at least 75 percent of its grant for the benefit of extremely low-income families or families with incomes at or below the poverty line.

The 2021 HTF Program Income Limits provide 30 percent limits, which may be different than the extremely low-income limits for the Section 8 Program, and the Poverty Guideline Limits.

Please make sure HTF grantees under your Field Office are notified of the issuance and effective date of the 2021 HTF 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 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Urban Honolulu, HI MSA								
HTF LIMITS	25400	29000	32650	36250	39150	42050	46140	51360
30% Limits	25400	29000	32650	36250	39150	42050	44950	47850
Poverty Guideline	14820	20040	25260	30480	35700	40920	46140	51360
Kahului-Wailuku-Lahaina, HI MSA								
HTF LIMITS	21700	24800	27900	31000	35700	40920	46140	51360
30% Limits	21700	24800	27900	31000	33500	36000	38450	40950
Poverty Guideline	14820	20040	25260	30480	35700	40920	46140	51360
Hawaii County, HI								
HTF LIMITS	18000	20600	25260	30480	35700	40920	46140	51360
30% Limits	18000	20600	23150	25700	27800	29850	31900	33950
Poverty Guideline	14820	20040	25260	30480	35700	40920	46140	51360
Kauai County, HI								
HTF LIMITS	21400	24450	27500	30550	35700	40920	46140	51360
30% Limits	21400	24450	27500	30550	33000	35450	37900	40350
Poverty Guideline	14820	20040	25260	30480	35700	40920	46140	51360