



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, DCU

SUBJECT: HOME Program Income Limits – 2022

VIRGINIA SARDONE
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VIRGINIA SARDONE
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This memorandum issues the 2022 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 15, 2022. The HOME Program Income Limits were updated for 2022 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2022 HOME Program Income Limits, grouped by state, is posted at: <https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>

The 2022 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 2022 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

----- 2022 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	24000	27400	30850	34250	37000	39750	42500	45250
VERY LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350
60% LIMITS	47940	54780	61620	68460	73980	79440	84900	90420
LOW INCOME	63950	73050	82200	91300	98650	105950	113250	120550
Urban Honolulu, HI MSA								
30% LIMITS	27450	31400	35300	39200	42350	45500	48650	51750
VERY LOW INCOME	45750	52250	58800	65300	70550	75750	81000	86200
60% LIMITS	54900	62700	70560	78360	84660	90900	97200	103440
LOW INCOME	73150	83600	94050	104500	112900	121250	129600	137950
Hawaii County, HI								
30% LIMITS	20000	22850	25700	28550	30850	33150	35450	37700
VERY LOW INCOME	33350	38100	42850	47600	51450	55250	59050	62850
60% LIMITS	40020	45720	51420	57120	61740	66300	70860	75420
LOW INCOME	53350	60950	68550	76150	82250	88350	94450	100550
Kalawao County, HI								
30% LIMITS	24300	27750	31200	34650	37450	40200	43000	45750
VERY LOW INCOME	40450	46200	52000	57750	62400	67000	71650	76250
60% LIMITS	48540	55440	62400	69300	74880	80400	85980	91500
LOW INCOME	63000	72000	81000	90000	97200	104400	111600	118800
Kauai County, HI								
30% LIMITS	23950	27400	30800	34200	36950	39700	42450	45150
VERY LOW INCOME	39900	45600	51300	57000	61600	66150	70700	75250
60% LIMITS	47880	54720	61560	68400	73920	79380	84840	90300
LOW INCOME	63850	73000	82100	91200	98500	105800	113100	120400



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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 – 2022

VIRGINIA
SARDONE

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VIRGINIA SARDONE
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This memorandum issues the 2022 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 15, 2022. The HOME Program Rent Limits were updated for 2022 by HUD’s Economic and Market Analysis Division (EMAD), Office of Policy Development and Research (PD&R). The 2022 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 2022 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 2022 HOME rents are based upon the FMRs published by HUD on April 9, 2022 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2022 Public Housing/Section 8 Income Limits, which were issued on April 18, 2022 by Notice PDR-2022-02 *Transmittal of Fiscal Year (FY) 2022 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2022 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 2022 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

----- 2022 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	998	1070	1283	1483	1655	1826	1996
HIGH HOME RENT LIMIT	1279	1371	1647	1894	2094	2291	2489
For Information Only:							
FAIR MARKET RENT	1467	1568	1957	2678	2944	3386	3827
50% RENT LIMIT	998	1070	1283	1483	1655	1826	1996
65% RENT LIMIT	1279	1371	1647	1894	2094	2291	2489
Urban Honolulu, HI MSA							
LOW HOME RENT LIMIT	1143	1225	1470	1698	1893	2090	2285
HIGH HOME RENT LIMIT	1466	1573	1889	2174	2405	2636	2866
For Information Only:							
FAIR MARKET RENT	1552	1705	2240	3182	3834	4409	4984
50% RENT LIMIT	1143	1225	1470	1698	1893	2090	2285
65% RENT LIMIT	1466	1573	1889	2174	2405	2636	2866
Hawaii County, HI							
LOW HOME RENT LIMIT	833	893	1071	1238	1381	1523	1666
HIGH HOME RENT LIMIT	1017	1141	1372	1576	1739	1900	2061
For Information Only:							
FAIR MARKET RENT	1017	1164	1531	1969	2076	2387	2699
50% RENT LIMIT	833	893	1071	1238	1381	1523	1666
65% RENT LIMIT	1064	1141	1372	1576	1739	1900	2061
Kalawao County, HI							
LOW HOME RENT LIMIT	1011	1083	1300	1501	1675	1848	2021
HIGH HOME RENT LIMIT	1189	1303	1668	1919	2121	2322	2523
For Information Only:							
FAIR MARKET RENT	1189	1303	1714	2247	2452	2820	3188
50% RENT LIMIT	1011	1083	1300	1501	1675	1848	2021
65% RENT LIMIT	1295	1389	1668	1919	2121	2322	2523
Kauai County, HI							
LOW HOME RENT LIMIT	997	1068	1282	1482	1653	1824	1995
HIGH HOME RENT LIMIT	1278	1370	1646	1893	2093	2290	2488
For Information Only:							
FAIR MARKET RENT	1327	1590	1997	2770	3418	3931	4443
50% RENT LIMIT	997	1068	1282	1482	1653	1824	1995
65% RENT LIMIT	1278	1370	1646	1893	2093	2290	2488

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