



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, DGH

SUBJECT: HTF Program Income Limits – 2022

VIRGINIA
SARDONE Digitally signed by
VIRGINIA SARDONE
Date: 2022.05.12
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This memorandum issues the 2022 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 15, 2022. The HTF Program Income Limits were updated for 2022 by HUD’s Economic and Market Analysis Division (EMAD), Office of Policy Development and Research (PD&R). A complete set of the 2022 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 2022 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 2022 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

----- 2022 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kahului-Wailuku-Lahaina, HI MSA								
HTF LIMITS	24000	27400	30850	34250	37350	42780	48210	53640
30% Limits	24000	27400	30850	34250	37000	39750	42500	45250
Poverty Guideline	15630	21060	26490	31920	37350	42780	48210	53640
Urban Honolulu, HI MSA								
HTF LIMITS	27450	31400	35300	39200	42350	45500	48650	53640
30% Limits	27450	31400	35300	39200	42350	45500	48650	51750
Poverty Guideline	15630	21060	26490	31920	37350	42780	48210	53640
Hawaii County, HI								
HTF LIMITS	20000	22850	26490	31920	37350	42780	48210	53640
30% Limits	20000	22850	25700	28550	30850	33150	35450	37700
Poverty Guideline	15630	21060	26490	31920	37350	42780	48210	53640
Kalawao County, HI								
HTF LIMITS	24300	27750	31200	34650	37450	42780	48210	53640
30% Limits	24300	27750	31200	34650	37450	40200	43000	45750
Poverty Guideline	15630	21060	26490	31920	37350	42780	48210	53640
Kauai County, HI								
HTF LIMITS	23950	27400	30800	34200	37350	42780	48210	53640
30% Limits	23950	27400	30800	34200	36950	39700	42450	45150
Poverty Guideline	15630	21060	26490	31920	37350	42780	48210	53640



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FROM: Virginia Sardone, Director, Office of **VIRGINIA** SARDONE
Affordable Housing Programs, DGH
Digitally signed by VIRGINIA SARDONE
Date: 2022.05.12 14:30:22 -04'00'

SUBJECT: HTF Program Rent Limits – 2022

This memorandum issues the 2022 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 15, 2022. The HTF 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 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 2022 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 2022 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

----- 2022 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kahului-Wailuku-Lahaina, HI MSA							
HOUSING TRUST FUND RENT	600	642	771	890	1069	1273	1476
For Information Only:							
30% RENT LIMIT	600	642	771	890	993	1096	1198
POVERTY GUIDELINE RENT	390	458	662	865	1069	1273	1476
Urban Honolulu, HI MSA							
HOUSING TRUST FUND RENT	686	735	882	1019	1137	1273	1476
For Information Only:							
30% RENT LIMIT	686	735	882	1019	1137	1255	1372
POVERTY GUIDELINE RENT	390	458	662	865	1069	1273	1476
Hawaii County, HI							
HOUSING TRUST FUND RENT	500	535	662	865	1069	1273	1476
For Information Only:							
30% RENT LIMIT	500	535	642	742	828	914	999
POVERTY GUIDELINE RENT	390	458	662	865	1069	1273	1476
Kalawao County, HI							
HOUSING TRUST FUND RENT	607	650	780	901	1069	1273	1476
For Information Only:							
30% RENT LIMIT	607	650	780	901	1005	1109	1212
POVERTY GUIDELINE RENT	390	458	662	865	1069	1273	1476
Kauai County, HI							
HOUSING TRUST FUND RENT	598	641	770	889	1069	1273	1476
For Information Only:							
30% RENT LIMIT	598	641	770	889	992	1095	1197
POVERTY GUIDELINE RENT	390	458	662	865	1069	1273	1476