



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 – 2023

VIRGINIA
SARDONE

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VIRGINIA SARDONE
Date: 2023.05.02
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This memorandum issues the 2023 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 15, 2023. The HOME Program Income Limits were updated for 2023 by HUD's Program Parameters and Research Division, Office of Policy Development and Research. A complete set of the 2023 HOME Program Income Limits, grouped by state, is posted at:
<https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>.

The 2023 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 2023 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

----- 2023 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	24350	27800	31300	34750	37550	40350	43100	45900
VERY LOW INCOME	40550	46350	52150	57900	62550	67200	71800	76450
60% LIMITS	48660	55620	62580	69480	75060	80640	86160	91740
LOW INCOME	64900	74150	83400	92650	100100	107500	114900	122300
Urban Honolulu, HI MSA								
30% LIMITS	27550	31450	35400	39300	42450	45600	48750	51900
VERY LOW INCOME	45850	52400	58950	65500	70750	76000	81250	86500
60% LIMITS	55020	62880	70740	78600	84900	91200	97500	103800
LOW INCOME	73400	83850	94350	104800	113200	121600	130000	138350
Hawaii County, HI								
30% LIMITS	21200	24200	27250	30250	32700	35100	37550	39950
VERY LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550
60% LIMITS	42360	48420	54480	60480	65340	70200	75000	79860
LOW INCOME	56500	64550	72600	80650	87150	93600	100050	106500
Kalawao County, HI								
30% LIMITS	25200	28800	32400	35950	38850	41750	44600	47500
VERY LOW INCOME	41950	47950	53950	59900	64700	69500	74300	79100
60% LIMITS	50340	57540	64740	71880	77640	83400	89160	94920
LOW INCOME	66750	76250	85800	95300	102950	110550	118200	125800
Kauai County, HI								
30% LIMITS	25350	29000	32600	36200	39100	42000	44900	47800
VERY LOW INCOME	42250	48300	54350	60350	65200	70050	74850	79700
60% LIMITS	50700	57960	65220	72420	78240	84060	89820	95640
LOW INCOME	67600	77250	86900	96550	104300	112000	119750	127450



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FROM: Virginia Sardone, Director, Office of VIRGINIA SARDONE
Affordable Housing Programs, DGH SARDONE
Digitally signed by
VIRGINIA SARDONE
Date: 2023.05.02
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SUBJECT: HOME Program Rent Limits – 2023

This memorandum issues the 2023 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 15, 2023. The HOME Program Rent Limits were updated for 2023 by HUD’s Program Parameters and Research Division, Office of Policy Development and Research (PD&R). The 2023 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 2023 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 Program Parameters and Research Division calculates the HOME rents each year using the FMRs and the Section 8 Income Limits.

The 2023 HOME rents are based upon the FMRs published by HUD on April 19, 2023 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2023 Public Housing/Section 8 Income Limits, which were issued on May 15, 2023 by Notice PDR-2023-02 *Transmittal of Fiscal Year (FY) 2023 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2023 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 2023 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

----- 2023 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	1013	1086	1303	1505	1680	1853	2026
HIGH HOME RENT LIMIT	1298	1391	1672	1923	2125	2327	2528
For Information Only:							
FAIR MARKET RENT	1532	1606	1986	2731	2944	3386	3827
50% RENT LIMIT	1013	1086	1303	1505	1680	1853	2026
65% RENT LIMIT	1298	1391	1672	1923	2125	2327	2528
Urban Honolulu, HI MSA							
LOW HOME RENT LIMIT	1146	1228	1473	1703	1900	2096	2292
HIGH HOME RENT LIMIT	1471	1578	1894	2180	2413	2643	2874
For Information Only:							
FAIR MARKET RENT	1563	1716	2247	3193	3827	4401	4975
50% RENT LIMIT	1146	1228	1473	1703	1900	2096	2292
65% RENT LIMIT	1471	1578	1894	2180	2413	2643	2874
Hawaii County, HI							
LOW HOME RENT LIMIT	882	945	1135	1310	1462	1613	1764
HIGH HOME RENT LIMIT	1126	1208	1452	1669	1843	2015	2187
For Information Only:							
FAIR MARKET RENT	1281	1449	1901	2446	2582	2969	3357
50% RENT LIMIT	882	945	1135	1310	1462	1613	1764
65% RENT LIMIT	1126	1208	1452	1669	1843	2015	2187
Kalawao County, HI							
LOW HOME RENT LIMIT	1048	1123	1348	1557	1737	1917	2096
HIGH HOME RENT LIMIT	1148	1304	1717	1990	2201	2410	2619
For Information Only:							
FAIR MARKET RENT	1148	1304	1717	2224	2450	2818	3185
50% RENT LIMIT	1048	1123	1348	1557	1737	1917	2096
65% RENT LIMIT	1343	1440	1731	1990	2201	2410	2619
Kauai County, HI							
LOW HOME RENT LIMIT	1056	1131	1358	1569	1751	1931	2112
HIGH HOME RENT LIMIT	1354	1452	1744	2006	2219	2429	2640
For Information Only:							
FAIR MARKET RENT	1436	1632	2148	2883	3509	4035	4562
50% RENT LIMIT	1056	1131	1358	1569	1751	1931	2112
65% RENT LIMIT	1354	1452	1744	2006	2219	2429	2640