



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 – 2023

**VIRGINIA**  
**SARDONE**

Digitally signed by  
VIRGINIA SARDONE  
Date: 2023.05.02  
16:07:51 -04'00'

This memorandum issues the 2023 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 15, 2023. The HTF Program Income Limits were updated for 2023 by HUD's Program Parameters and Research Division, Office of Policy Development and Research (PD&R). A complete set of the 2023 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 2023 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 2023 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

----- 2023 HOUSING TRUST FUND 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>								
HTF LIMITS	24350	27800	31300	34750	40410	46320	52230	58140
30% Limits	24350	27800	31300	34750	37550	40350	43100	45900
Poverty Guideline	16770	22680	28590	34500	40410	46320	52230	58140
<b>Urban Honolulu, HI MSA</b>								
HTF LIMITS	27550	31450	35400	39300	42450	46320	52230	58140
30% Limits	27550	31450	35400	39300	42450	45600	48750	51900
Poverty Guideline	16770	22680	28590	34500	40410	46320	52230	58140
<b>Hawaii County, HI</b>								
HTF LIMITS	21200	24200	28590	34500	40410	46320	52230	58140
30% Limits	21200	24200	27250	30250	32700	35100	37550	39950
Poverty Guideline	16770	22680	28590	34500	40410	46320	52230	58140
<b>Kalawao County, HI</b>								
HTF LIMITS	25200	28800	32400	35950	40410	46320	52230	58140
30% Limits	25200	28800	32400	35950	38850	41750	44600	47500
Poverty Guideline	16770	22680	28590	34500	40410	46320	52230	58140
<b>Kauai County, HI</b>								
HTF LIMITS	25350	29000	32600	36200	40410	46320	52230	58140
30% Limits	25350	29000	32600	36200	39100	42000	44900	47800
Poverty Guideline	16770	22680	28590	34500	40410	46320	52230	58140



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 Rent Limits – 2023

VIRGINIA SARDONE  
Digitally signed by  
VIRGINIA SARDONE  
Date: 2023.05.02  
16:09:10 -04'00'

This memorandum issues the 2023 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 15, 2023. The HTF 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 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 2023 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 2023 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

----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Kahului-Wailuku-Lahaina, HI MSA</b>							
HOUSING TRUST FUND RENT	608	651	782	936	1158	1379	1589
For Information Only:							
30% RENT LIMIT	608	651	782	903	1008	1112	1216
POVERTY GUIDELINE RENT	419	493	714	936	1158	1379	1589
<b>Urban Honolulu, HI MSA</b>							
HOUSING TRUST FUND RENT	688	737	885	1021	1158	1379	1589
For Information Only:							
30% RENT LIMIT	688	737	885	1021	1140	1258	1375
POVERTY GUIDELINE RENT	419	493	714	936	1158	1379	1589
<b>Hawaii County, HI</b>							
HOUSING TRUST FUND RENT	530	567	714	936	1158	1379	1589
For Information Only:							
30% RENT LIMIT	530	567	681	786	877	968	1058
POVERTY GUIDELINE RENT	419	493	714	936	1158	1379	1589
<b>Kalawao County, HI</b>							
HOUSING TRUST FUND RENT	630	675	810	936	1158	1379	1589
For Information Only:							
30% RENT LIMIT	630	675	810	935	1043	1151	1258
POVERTY GUIDELINE RENT	419	493	714	936	1158	1379	1589
<b>Kauai County, HI</b>							
HOUSING TRUST FUND RENT	633	679	815	941	1158	1379	1589
For Information Only:							
30% RENT LIMIT	633	679	815	941	1050	1158	1267
POVERTY GUIDELINE RENT	419	493	714	936	1158	1379	1589