



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 VIRGINIA SARDONE
Affordable Housing Programs, DGH SARDONE
Digitally signed by VIRGINIA SARDONE
Date: 2024.04.15
10:20:56 -04'00'

SUBJECT: HOME Program Income Limits – 2024

This memorandum issues the 2024 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2024. The HOME Program Income Limits were updated for 2024 by HUD's Program Parameters and Research Division, Office of Policy Development and Research. A complete set of the 2024 HOME Program Income Limits, grouped by state, is posted at:
<https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>.

The 2024 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 2024 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

----- 2024 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	26200	29950	33700	37400	40400	43400	46400	49400
VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
60% LIMITS	52380	59880	67380	74820	80820	86820	92820	98820
LOW INCOME	69850	79800	89800	99750	107750	115750	123700	131700
Urban Honolulu, HI MSA								
30% LIMITS	29250	33400	37600	41750	45100	48450	51800	55150
VERY LOW INCOME	48750	55700	62650	69600	75200	80750	86350	91900
60% LIMITS	58500	66840	75180	83520	90240	96900	103620	110280
LOW INCOME	77950	89100	100250	111350	120300	129200	138100	147000
Hawaii County, HI								
30% LIMITS	23300	26600	29950	33250	35950	38600	41250	43900
VERY LOW INCOME	38800	44350	49900	55400	59850	64300	68700	73150
60% LIMITS	46560	53220	59880	66480	71820	77160	82440	87780
LOW INCOME	62100	70950	79800	88650	95750	102850	109950	117050
Kalawao County, HI								
30% LIMITS	23950	27350	30750	34150	36900	39650	42350	45100
VERY LOW INCOME	39900	45600	51300	56950	61550	66100	70650	75200
60% LIMITS	47880	54720	61560	68340	73860	79320	84780	90240
LOW INCOME	63800	72900	82000	91100	98400	105700	113000	120300
Kauai County, HI								
30% LIMITS	27900	31850	35850	39800	43000	46200	49400	52550
VERY LOW INCOME	46450	53100	59750	66350	71700	77000	82300	87600
60% LIMITS	55740	63720	71700	79620	86040	92400	98760	105120
LOW INCOME	74350	84950	95550	106200	114700	123200	131700	140150



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FROM: Virginia Sardone, Director, Office of Affordable Housing Programs, DGH
VIRGINIA SARDONE Digitally signed by VIRGINIA SARDONE
Date: 2024.04.15 10:22:29 -04'00'

SUBJECT: HOME Program Rent Limits – 2024

This memorandum issues the 2024 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2024. The HOME Program Rent Limits were updated for 2024 by HUD’s Program Parameters and Research Division, Office of Policy Development and Research (PD&R). The 2024 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 2024 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 2024 HOME Program Rent Limits are based upon the FMRs published by HUD on March 11, 2024 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2024 Public Housing/Section 8 Income Limits, which were issued on April 1, 2024 by Notice PDR-2024-03 *Transmittal of Fiscal Year (FY) 2024 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2024 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 2024 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

----- 2024 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	1091	1169	1403	1621	1808	1996	2182
HIGH HOME RENT LIMIT	1399	1500	1802	2074	2294	2512	2731
For Information Only:							
FAIR MARKET RENT	1676	1701	2139	2927	3237	3723	4208
50% RENT LIMIT	1091	1169	1403	1621	1808	1996	2182
65% RENT LIMIT	1399	1500	1802	2074	2294	2512	2731
Urban Honolulu, HI MSA							
LOW HOME RENT LIMIT	1218	1305	1566	1810	2018	2228	2436
HIGH HOME RENT LIMIT	1564	1677	2014	2319	2568	2815	3062
For Information Only:							
FAIR MARKET RENT	1668	1824	2388	3365	4052	4660	5268
50% RENT LIMIT	1218	1305	1566	1810	2018	2228	2436
65% RENT LIMIT	1564	1677	2014	2319	2568	2815	3062
Hawaii County, HI							
LOW HOME RENT LIMIT	970	1039	1247	1440	1607	1773	1939
HIGH HOME RENT LIMIT	1240	1330	1598	1839	2031	2222	2414
For Information Only:							
FAIR MARKET RENT	1458	1548	2010	2588	2855	3283	3712
50% RENT LIMIT	970	1039	1247	1440	1607	1773	1939
65% RENT LIMIT	1240	1330	1598	1839	2031	2222	2414
Kalawao County, HI							
LOW HOME RENT LIMIT	1048	1123	1348	1557	1737	1917	2096
HIGH HOME RENT LIMIT	1208	1296	1703	1990	2201	2410	2619
For Information Only:							
FAIR MARKET RENT	1208	1296	1703	2197	2485	2858	3231
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	1161	1244	1493	1725	1925	2123	2322
HIGH HOME RENT LIMIT	1490	1598	1919	2209	2444	2678	2913
For Information Only:							
FAIR MARKET RENT	1608	1805	2372	3122	3693	4247	4801
50% RENT LIMIT	1161	1244	1493	1725	1925	2123	2322
65% RENT LIMIT	1490	1598	1919	2209	2444	2678	2913

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