



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 – 2024

VIRGINIA SARDONE
Digitally signed by
VIRGINIA SARDONE
Date: 2024.04.15
10:23:30 -04'00'

This memorandum issues the 2024 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2024. The HTF Program Income Limits were updated for 2024 by HUD’s Program Parameters and Research Division, Office of Policy Development and Research (PD&R). A complete set of the 2024 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 2024 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 2024 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

----- 2024 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	26200	29950	33700	37400	42070	48260	54450	60640
30% Limits	26200	29950	33700	37400	40400	43400	46400	49400
Poverty Guideline	17310	23500	29690	35880	42070	48260	54450	60640
Urban Honolulu, HI MSA								
HTF LIMITS	29250	33400	37600	41750	45100	48450	54450	60640
30% Limits	29250	33400	37600	41750	45100	48450	51800	55150
Poverty Guideline	17310	23500	29690	35880	42070	48260	54450	60640
Hawaii County, HI								
HTF LIMITS	23300	26600	29950	35880	42070	48260	54450	60640
30% Limits	23300	26600	29950	33250	35950	38600	41250	43900
Poverty Guideline	17310	23500	29690	35880	42070	48260	54450	60640
Kalawao County, HI								
HTF LIMITS	23950	27350	30750	35880	42070	48260	54450	60640
30% Limits	23950	27350	30750	34150	36900	39650	42350	45100
Poverty Guideline	17310	23500	29690	35880	42070	48260	54450	60640
Kauai County, HI								
HTF LIMITS	27900	31850	35850	39800	43000	48260	54450	60640
30% Limits	27900	31850	35850	39800	43000	46200	49400	52550
Poverty Guideline	17310	23500	29690	35880	42070	48260	54450	60640



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 VIRGINIA
Affordable Housing Programs, DGH SARDONE

SUBJECT: HTF Program Rent Limits – 2024

Digitally signed by
VIRGINIA SARDONE
Date: 2024.04.15
10:24:32 -04'00'

This memorandum issues the 2024 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2024. The HTF 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 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 2024 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 2024 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

----- 2024 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	655	701	842	974	1206	1438	1651
For Information Only:							
30% RENT LIMIT	655	701	842	972	1085	1197	1309
POVERTY GUIDELINE RENT	432	510	742	974	1206	1438	1651
Urban Honolulu, HI MSA							
HOUSING TRUST FUND RENT	731	783	940	1085	1211	1438	1651
For Information Only:							
30% RENT LIMIT	731	783	940	1085	1211	1336	1461
POVERTY GUIDELINE RENT	432	510	742	974	1206	1438	1651
Hawaii County, HI							
HOUSING TRUST FUND RENT	582	623	748	974	1206	1438	1651
For Information Only:							
30% RENT LIMIT	582	623	748	865	965	1064	1163
POVERTY GUIDELINE RENT	432	510	742	974	1206	1438	1651
Kalawao County, HI							
HOUSING TRUST FUND RENT	598	641	768	974	1206	1438	1651
For Information Only:							
30% RENT LIMIT	598	641	768	888	991	1093	1195
POVERTY GUIDELINE RENT	432	510	742	974	1206	1438	1651
Kauai County, HI							
HOUSING TRUST FUND RENT	697	746	896	1035	1206	1438	1651
For Information Only:							
30% RENT LIMIT	697	746	896	1035	1155	1274	1393
POVERTY GUIDELINE RENT	432	510	742	974	1206	1438	1651