



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
Affordable Housing Programs, DGH SARDONE
Digitally signed by VIRGINIA SARDONE
Date: 2025.04.30 09:23:17 -04'00'

SUBJECT: HOME Program Income Limits – 2025

This memorandum issues the 2025 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2025. The HOME Program Income Limits were updated for 2025 by HUD's Program Parameters and Research Division, Office of Policy Development and Research. A complete set of the 2025 HOME Program Income Limits, grouped by state, is posted at:
<https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>.

The 2025 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 2025 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

----- FY2025 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 HUD Metro FMR Area								
30% LIMITS	28300	32350	36400	40400	43650	46900	50100	53350
VERY LOW INCOME	47150	53850	60600	67300	72700	78100	83500	88850
60% LIMITS	56580	64620	72720	80760	87240	93720	100200	106620
LOW INCOME	75400	86200	96950	107700	116350	124950	133550	142200
Kalawao County, HI HUD Metro FMR Area								
30% LIMITS	23300	26600	29950	33250	35950	38600	41250	43900
VERY LOW INCOME	38850	44400	49950	55450	59900	64350	68800	73200
60% LIMITS	46620	53280	59940	66540	71880	77220	82560	87840
LOW INCOME	62100	71000	79850	88700	95800	102900	110000	117100
Urban Honolulu, HI MSA								
30% LIMITS	31950	36500	41050	45600	49250	52900	56550	60200
VERY LOW INCOME	53200	60800	68400	76000	82100	88200	94250	100350
60% LIMITS	63840	72960	82080	91200	98520	105840	113100	120420
LOW INCOME	85150	97300	109450	121600	131350	141100	150800	160550
Hawaii County, HI								
30% LIMITS	25400	29000	32650	36250	39150	42050	44950	47850
VERY LOW INCOME	42350	48400	54450	60450	65300	70150	75000	79800
60% LIMITS	50820	58080	65340	72540	78360	84180	90000	95760
LOW INCOME	67700	77400	87050	96700	104450	112200	119950	127650
Kauai County, HI								
30% LIMITS	27900	31900	35900	39850	43050	46250	49450	52650
VERY LOW INCOME	46550	53200	59850	66450	71800	77100	82400	87750
60% LIMITS	55860	63840	71820	79740	86160	92520	98880	105300
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550

Effective: June 1, 2025



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 Rent Limits – 2025

VIRGINIA Digitally signed by
SARDONE VIRGINIA SARDONE
Date: 2025.04.23
11:06:44 -04'00'

This memorandum issues the 2025 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2025. The HOME Program Rent Limits were updated for 2025 by HUD's Program Parameters and Research Division, Office of Policy Development and Research (PD&R). The 2025 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 2025 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 2025 HOME Program Rent Limits are based upon the FMRs published by HUD on March 28, 2025 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2025 Public Housing/Section 8 Income Limits, which were issued on April 1, 2025 by Notice PDR-2025-02 *Transmittal of Fiscal Year (FY) 2025 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2025 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 2025 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

----- FY2025 HOME PROGRAM RENTS -----									
PROGRAM	SRO	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area									
LOW HOME RENT LIMIT	NA	1178	1262	1515	1750	1952	2154	2355	
HIGH HOME RENT LIMIT	1313	1511	1621	1947	2241	2480	2718	2957	
For Information Only:									
FAIR MARKET RENT	1313	1750	1762	2309	3103	3584	4122	4659	
50% RENT LIMIT	NA	1178	1262	1515	1750	1952	2154	2355	
65% RENT LIMIT	NA	1511	1621	1947	2241	2480	2718	2957	
Kalawao County, HI HUD Metro FMR Area									
LOW HOME RENT LIMIT	NA	1048	1123	1348	1557	1737	1917	2096	
HIGH HOME RENT LIMIT	1004	1339	1370	1731	1990	2201	2410	2619	
For Information Only:									
FAIR MARKET RENT	1004	1339	1370	1797	2325	2643	3039	3436	
50% RENT LIMIT	NA	1048	1123	1348	1557	1737	1917	2096	
65% RENT LIMIT	NA	1343	1440	1731	1990	2201	2410	2619	
Urban Honolulu, HI MSA									
LOW HOME RENT LIMIT	NA	1330	1425	1710	1976	2205	2432	2660	
HIGH HOME RENT LIMIT	1415	1710	1833	2202	2535	2809	3081	3352	
For Information Only:									
FAIR MARKET RENT	1415	1887	2052	2687	3765	4512	5189	5866	
50% RENT LIMIT	NA	1330	1425	1710	1976	2205	2432	2660	
65% RENT LIMIT	NA	1710	1833	2202	2535	2809	3081	3352	
Hawaii County, HI									
LOW HOME RENT LIMIT	NA	1058	1134	1361	1571	1753	1935	2115	
HIGH HOME RENT LIMIT	1181	1356	1454	1747	2010	2223	2434	2645	
For Information Only:									
FAIR MARKET RENT	1181	1575	1612	2075	2703	3023	3476	3930	
50% RENT LIMIT	NA	1058	1134	1361	1571	1753	1935	2115	
65% RENT LIMIT	NA	1356	1454	1747	2010	2223	2434	2645	
Kauai County, HI									
LOW HOME RENT LIMIT	NA	1163	1246	1496	1728	1927	2126	2325	
HIGH HOME RENT LIMIT	1198	1493	1601	1923	2213	2449	2683	2918	
For Information Only:									
FAIR MARKET RENT	1198	1597	1625	2135	2810	3324	3823	4321	
50% RENT LIMIT	NA	1163	1246	1496	1728	1927	2126	2325	
65% RENT LIMIT	NA	1493	1601	1923	2213	2449	2683	2918	
Effective: June 1, 2025	Page 1 of 1								