



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 – 2025

**VIRGINIA  
SARDONE** Digitally signed by  
VIRGINIA SARDONE  
Date: 2025.04.23  
11:12:09 -04'00'

This memorandum issues the 2025 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2025. The HTF Program Income Limits were updated for 2025 by HUD's Program Parameters and Research Division, Office of Policy Development and Research (PD&R). A complete set of the 2025 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 2025 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 2025 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

----- FY2025 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 HUD Metro FMR Area								
HTF LIMITS	28300	32350	36400	40400	43650	49640	55970	62300
30% LIMITS	28300	32350	36400	40400	43650	46900	50100	53350
POVERTY GUIDELINE	17990	24320	30650	36980	43310	49640	55970	62300
Kalawao County, HI HUD Metro FMR Area								
HTF LIMITS	23300	26600	30650	36980	43310	49640	55970	62300
30% LIMITS	23300	26600	29950	33250	35950	38600	41250	43900
POVERTY GUIDELINE	17990	24320	30650	36980	43310	49640	55970	62300
Urban Honolulu, HI MSA								
HTF LIMITS	31950	36500	41050	45600	49250	52900	56550	62300
30% LIMITS	31950	36500	41050	45600	49250	52900	56550	60200
POVERTY GUIDELINE	17990	24320	30650	36980	43310	49640	55970	62300
Hawaii County, HI								
HTF LIMITS	25400	29000	32650	36980	43310	49640	55970	62300
30% LIMITS	25400	29000	32650	36250	39150	42050	44950	47850
POVERTY GUIDELINE	17990	24320	30650	36980	43310	49640	55970	62300
Kauai County, HI								
HTF LIMITS	27900	31900	35900	39850	43310	49640	55970	62300
30% LIMITS	27900	31900	35900	39850	43050	46250	49450	52650
POVERTY GUIDELINE	17990	24320	30650	36980	43310	49640	55970	62300

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 HTF Program Coordinators

FROM: Virginia Sardone, Director, Office of  
Affordable Housing Programs, DGH

**VIRGINIA SARDONE**  
Digitally signed by  
VIRGINIA SARDONE  
Date: 2025.04.23  
11:11:12 -04'00'

SUBJECT: HTF Program Rent Limits – 2025

This memorandum issues the 2025 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2025. The HTF 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 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 2025 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 2025 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

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kahului-Wailuku-Lahaina, HI HUD Metro FMR Area							
HOUSING TRUST FUND RENT	707	758	910	1050	1241	1478	1715
For Information Only:							
30% RENT LIMIT	707	758	910	1050	1172	1293	1414
POVERTY GUIDELINE RENT	449	528	766	1003	1241	1478	1715
Kalawao County, HI HUD Metro FMR Area							
HOUSING TRUST FUND RENT	582	623	766	1003	1241	1478	1715
For Information Only:							
30% RENT LIMIT	582	623	748	865	965	1064	1163
POVERTY GUIDELINE RENT	449	528	766	1003	1241	1478	1715
Urban Honolulu, HI MSA							
HOUSING TRUST FUND RENT	798	855	1026	1185	1322	1478	1715
For Information Only:							
30% RENT LIMIT	798	855	1026	1185	1322	1459	1596
POVERTY GUIDELINE RENT	449	528	766	1003	1241	1478	1715
Hawaii County, HI							
HOUSING TRUST FUND RENT	635	680	816	1003	1241	1478	1715
For Information Only:							
30% RENT LIMIT	635	680	816	942	1051	1160	1268
POVERTY GUIDELINE RENT	449	528	766	1003	1241	1478	1715
Kauai County, HI							
HOUSING TRUST FUND RENT	697	747	897	1036	1241	1478	1715
For Information Only:							
30% RENT LIMIT	697	747	897	1036	1156	1276	1394
POVERTY GUIDELINE RENT	449	528	766	1003	1241	1478	1715

Effective: June 1, 2025

Page 1 of 1