



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: Peter Huber, Supervisory Program Advisor,
Office of Grant Programs, DG

SUBJECT: HOME Program Income Limits – 2026

PETER HUBER
Digitally signed by PETER
HUBER
Date: 2026.05.05 14:31:35
+04'00'

This memorandum issues the 2026 HOME Program Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2026. The HOME Program Income Limits were updated for 2026 by HUD's Program Parameters and Research Division, Office of Policy Development and Research. A complete set of the 2026 HOME Program Income Limits, grouped by state, is posted at: <https://www.huduser.gov/portal/datasets/HOME-Income-limits.html>.

The 2026 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 2026 HOME Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

----- FY2026 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	31100	35550	40000	44400	48000	51550	55100	58650
VERY LOW INCOME	51800	59200	66600	74000	79950	85850	91800	97700
60% LIMITS	62160	71040	79920	88800	95940	103020	110160	117240
LOW INCOME	82900	94800	106600	118450	127950	137400	146900	156400
Kalawao County, HI HUD Metro FMR Area								
30% LIMITS	25600	29250	32900	36550	39500	42400	45350	48250
VERY LOW INCOME	42700	48800	54900	60950	65850	70750	75600	80500
60% LIMITS	51240	58560	65880	73140	79020	84900	90720	96600
LOW INCOME	68250	78000	87750	97500	105300	113100	120900	128700
Urban Honolulu, HI MSA								
30% LIMITS	32350	37000	41600	46200	49900	53600	57300	61000
VERY LOW INCOME	53900	61600	69300	77000	83200	89350	95500	101650
60% LIMITS	64680	73920	83160	92400	99840	107220	114600	121980
LOW INCOME	86250	98600	110900	123200	133100	142950	152800	162650
Hawaii County, HI								
30% LIMITS	25450	29050	32700	36300	39250	42150	45050	47950
VERY LOW INCOME	42350	48400	54450	60500	65350	70200	75050	79900
60% LIMITS	50820	58080	65340	72600	78420	84240	90060	95880
LOW INCOME	67800	77450	87150	96800	104550	112300	120050	127800
Kauai County, HI								
30% LIMITS	28550	32600	36700	40750	44050	47300	50550	53800
VERY LOW INCOME	47600	54400	61200	67950	73400	78850	84300	89700
60% LIMITS	57120	65280	73440	81540	88080	94620	101160	107640
LOW INCOME	76100	87000	97850	108700	117400	126100	134800	143500

Effective: June 1, 2026



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: Peter Huber, Supervisory Program Advisor,
Office of Grant Programs, DG

SUBJECT: HOME Program Rent Limits – 2026

Digitally signed
by PETER HUBER
Date: 2026.05.05
14:30:29 -04'00'
PETER HUBER

This memorandum issues the 2026 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2026. The HOME Program Rent Limits were updated for 2026 by HUD’s Program Parameters and Research Division, Office of Policy Development and Research (PD&R). The 2026 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 2026 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 2026 HOME Program Rent Limits are based upon the FMRs published by HUD on August 29, 2025 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2026 Public Housing/Section 8 Income Limits, which were issued on May 1, 2026 by Notice PDR-2026-02 *Transmittal of Fiscal Year (FY) 2026 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2026 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 2026 HOME Program Rent Limits. If you have any questions regarding these Limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

PROGRAM	SRO (75%)	SRO/EFF	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	1295	1387	1665	1924	2146	2368	2590
HIGH HOME RENT LIMIT	1422	1664	1784	2143	2467	2733	2997	3261
For Information Only:								
FAIR MARKET RENT	1422	1896	2000	2624	3398	4236	4871	5507
50% RENT LIMIT	NA	1295	1387	1665	1924	2146	2368	2590
65% RENT LIMIT	NA	1664	1784	2143	2467	2733	2997	3261
Kalawao County, HI HUD Metro FMR Area								
LOW HOME RENT LIMIT	NA	1067	1143	1372	1585	1768	1951	2133
HIGH HOME RENT LIMIT	1351	1368	1466	1762	2027	2241	2455	2668
For Information Only:								
FAIR MARKET RENT	1351	1801	1899	2492	3227	4024	4628	5231
50% RENT LIMIT	NA	1067	1143	1372	1585	1768	1951	2133
65% RENT LIMIT	NA	1368	1466	1762	2027	2241	2455	2668
Urban Honolulu, HI MSA								
LOW HOME RENT LIMIT	NA	1347	1443	1732	2002	2233	2464	2695
HIGH HOME RENT LIMIT	1408	1733	1858	2231	2569	2846	3122	3398
For Information Only:								
FAIR MARKET RENT	1408	1877	2016	2642	3674	4432	5097	5762
50% RENT LIMIT	NA	1347	1443	1732	2002	2233	2464	2695
65% RENT LIMIT	NA	1733	1858	2231	2569	2846	3122	3398
Hawaii County, HI								
LOW HOME RENT LIMIT	NA	1058	1134	1361	1573	1755	1936	2117
HIGH HOME RENT LIMIT	1194	1358	1456	1748	2011	2224	2436	2647
For Information Only:								
FAIR MARKET RENT	1194	1592	1603	2076	2622	3024	3478	3931
50% RENT LIMIT	NA	1058	1134	1361	1573	1755	1936	2117
65% RENT LIMIT	NA	1358	1456	1748	2011	2224	2436	2647
Kauai County, HI								
LOW HOME RENT LIMIT	NA	1190	1275	1530	1766	1971	2175	2378
HIGH HOME RENT LIMIT	1325	1526	1637	1967	2264	2505	2746	2986
For Information Only:								
FAIR MARKET RENT	1325	1766	1777	2332	2866	3179	3656	4133
50% RENT LIMIT	NA	1190	1275	1530	1766	1971	2175	2378
65% RENT LIMIT	NA	1526	1637	1967	2264	2505	2746	2986

Effective: June 1, 2026

Page 1 of 1

For SRO units that have both sanitary and food preparation facilities, the rent limit is the efficiency (or SRO/EFF) limit.
For SRO units that have no sanitary or food preparation facilities or only one of the two, the rent limit is 75 percent of the efficiency limit.
SRO units that have no sanitary or food preparation facilities or only one of the two, must be occupied by very low-income tenants.