



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

SUBJECT: HTF Program Income Limits – 2026

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by PETER HUBER  
Date: 2026.05.05  
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This memorandum issues the 2026 Housing Trust Fund (HTF) Program Income Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2026. The HTF Program Income Limits were updated for 2026 by HUD's Program Parameters and Research Division, Office of Policy Development and Research (PD&R). A complete set of the 2026 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 2026 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 2026 HTF Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

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	31100	35550	40000	44400	48000	51550	57540	64070
30% LIMITS	31100	35550	40000	44400	48000	51550	55100	58650
POVERTY GUIDELINE	18360	24890	31420	37950	44480	51010	57540	64070
Kalawao County, HI HUD Metro FMR Area								
HTF LIMITS	25600	29250	32900	37950	44480	51010	57540	64070
30% LIMITS	25600	29250	32900	36550	39500	42400	45350	48250
POVERTY GUIDELINE	18360	24890	31420	37950	44480	51010	57540	64070
Urban Honolulu, HI MSA								
HTF LIMITS	32350	37000	41600	46200	49900	53600	57540	64070
30% LIMITS	32350	37000	41600	46200	49900	53600	57300	61000
POVERTY GUIDELINE	18360	24890	31420	37950	44480	51010	57540	64070
Hawaii County, HI								
HTF LIMITS	25450	29050	32700	37950	44480	51010	57540	64070
30% LIMITS	25450	29050	32700	36300	39250	42150	45050	47950
POVERTY GUIDELINE	18360	24890	31420	37950	44480	51010	57540	64070
Kauai County, HI								
HTF LIMITS	28550	32600	36700	40750	44480	51010	57540	64070
30% LIMITS	28550	32600	36700	40750	44050	47300	50550	53800
POVERTY GUIDELINE	18360	24890	31420	37950	44480	51010	57540	64070

Effective: June 1, 2026



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MEMORANDUM FOR: All CPD Division Directors  
All HTF Program Coordinators

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

SUBJECT: HTF Program Rent Limits – 2026

Digitally signed  
by PETER HUBER  
Date: 2026.05.05  
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This memorandum issues the 2026 Housing Trust Fund (HTF) Program Rent Limits for all HTF grantees, which are effective for the HTF Program on June 1, 2026. The HTF 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 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 2026 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 2026 HTF Program Rent Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

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	777	833	1000	1155	1288	1520	1765
For Information Only:							
30% RENT LIMIT	777	833	1000	1155	1288	1421	1554
POVERTY GUIDELINE RENT	459	540	785	1030	1275	1520	1765
Kalawao County, HI HUD Metro FMR Area							
HOUSING TRUST FUND RENT	640	685	822	1030	1275	1520	1765
For Information Only:							
30% RENT LIMIT	640	685	822	950	1060	1170	1279
POVERTY GUIDELINE RENT	459	540	785	1030	1275	1520	1765
Urban Honolulu, HI MSA							
HOUSING TRUST FUND RENT	808	866	1040	1201	1340	1520	1765
For Information Only:							
30% RENT LIMIT	808	866	1040	1201	1340	1478	1617
POVERTY GUIDELINE RENT	459	540	785	1030	1275	1520	1765
Hawaii County, HI							
HOUSING TRUST FUND RENT	636	681	817	1030	1275	1520	1765
For Information Only:							
30% RENT LIMIT	636	681	817	944	1053	1162	1270
POVERTY GUIDELINE RENT	459	540	785	1030	1275	1520	1765
Kauai County, HI							
HOUSING TRUST FUND RENT	713	764	917	1060	1275	1520	1765
For Information Only:							
30% RENT LIMIT	713	764	917	1060	1182	1304	1426
POVERTY GUIDELINE RENT	459	540	785	1030	1275	1520	1765