



Table of Income and Rent Limits

Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME)

Income Limits

Effective 5/1/24 for CDBG. Effective 6/1/24 for HOME

Household Size	Extremely Low Income	Very Low Income		Low Income
	30% Median Income	50% Median Income	60% Median Income	80% Median Income
1	\$24,100	\$40,150	\$48,180	\$64,200
2	\$27,550	\$45,850	\$55,020	\$73,400
3	\$31,000	\$51,600	\$61,920	\$82,550
4	\$34,400	\$57,300	\$68,760	\$91,700
5	\$37,200	\$61,900	\$74,280	\$99,050
6	\$39,950	\$66,500	\$79,800	\$106,400
7	\$42,700	\$71,100	\$85,320	\$113,750
8	\$45,450	\$75,650	\$90,780	\$121,050

Rent Limits

Effective 6/1/24 for CDBG and HOME

	Effective	SRO	Efficiency	1 BDR	2 BDR	3 BDR	4 BDR	5 BDR	6 BDR
Low HOME Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,500	\$1,673	\$1,846	\$2,019
High HOME Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,525	\$1,836	\$2,111	\$2,387
Fair Market Rent	6/1/2024	\$587	\$783	\$902	\$1,082	\$1,525	\$1,836	\$2,111	\$2,387

Review your agreement to determine applicable rent limits. All HOME and many CDBG agreements limit rent to the applicable rent limit minus the tenant-paid utility allowance as provided by ICHA or HUD. Example: Tenant pays for electricity only and the utility allowance for electricity is \$80. Rent for a one-bedroom HOME-assisted unit cannot exceed \$822 (\$902-80) if the HOME agreement restricts rent to the Low HOME rent. If a HOME-funded project assists five or more units, 20% of units must be leased at or below the low HOME rent.

The Fair Market Rents (FMR) for units larger than six bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. FMRs for single-room occupancy units are .75 times the zero bedroom (efficiency) FMR.

NOTE: The payment standard for Section 8 tenants may be higher than the rent limits shown here. Regardless of the payment standard, rent cannot exceed the rent limit identified in your agreement minus the tenant paid utility allowance if included.