



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

May 9, 2016

MEMORANDUM FOR: All CPD Division Directors
All HOME Program Coordinators

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

SUBJECT: HOME Program Income Limits – 2016

This memorandum issues the 2016 Adjusted HOME Income Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 6, 2016. The HOME Program Income Limits have been updated for 2016 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research. A complete set of the 2016 HOME Income Limits grouped by state is posted on the HOME program web page on HUD Exchange at: <https://www.hudexchange.info/manage-a-program/home-income-limits/>. These limits remain in effect until they are superseded by issuance of new limits.

The 2016 HOME Income Limits provide 30%, which may be different than the extremely low-income limits for the Section 8 program; very low-income limits (at or below 50% of median income for the area, as adjusted); 60% limits; and low-income limits (at or below 80% of median income for the area, as adjusted).

The 60% 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% of families receiving HOME rental assistance or occupying HOME rental units are families whose annual incomes do not exceed 60% of the median family income for the area. Please note that the 60% 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% 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% of median income for the area, as adjusted).

Please ensure that HOME participating jurisdictions in your area are notified of the issuance and effective date of the 2016 HOME Program Income Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.