

City of Madison HOME and CDBG Income Limits Effective as of June 15, 2023								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
60% CMI (90% initial occupancy target)	\$51,300	\$58,620	\$65,940	\$73,260	\$79,140	\$85,020	\$90,900	\$96,720
50% CMI (very low income)	\$42,750	\$48,850	\$54,950	\$61,050	\$65,950	\$70,850	\$75,750	\$80,600
30% CMI (extremely low income)	\$25,700	\$29,350	\$33,000	\$36,650	\$39,600	\$42,550	\$45,450	\$48,400

City of Madison HOME Rent Limits Low and High HOME Rent Limits Effective as of June 15, 2023*								
Maximum Rents including utility allowance Based on Number of Bedrooms in Unit								
	SRO**	Efficiency	1	2	3	4	5	6
Low HOME Rent Limit	\$756	\$1,007	\$1,145	\$1,373	\$1,587	\$1,771	\$1,954	\$2,136
High HOME Rent Limit	\$756	\$1,007	\$1,183	\$1,378	\$1,810	\$2,041	\$2,347	\$2,653
<i>For Information Only:</i> 2022 Fair Market Rent (FMR)	\$756	\$1,007	\$1,183	\$1,378	\$1,810	\$2,041	\$2,347	\$2,653

Each year, HUD provides maximum HOME rent limits that can be charged for HOME-assisted units, which include a utility allowance. For projects with 4 or less units, rents are limited to the High HOME rent (based on 30% of adjusted income at 65% CMI). If a project has 5 or more HOME assisted units, 20% of the units must be occupied by households ≤ 50% of median income and paying either 30% of their adjusted household income or the Low HOME Rent (based on 30% of adjusted income at 50% CMI). The maximum rent on the remaining units is the High HOME rent. See [24 CFR 92.252](#). For projects with written agreements dated August 23, 2013 or earlier, refer to the most recent [CDA Utility Allowance Chart](#) (effective 4/1/22). For projects with written agreements dated August 24, 2013 or later, refer to the [HUD Utility Schedule Model \(HUSM\)](#). You may also download and use an Excel version of the HUSM by following instructions at the link found here: <https://www.huduser.gov/portal/resources/utillallowance.html>.

HUD's calculation of HOME rent limits, the 2013 HOME Final Rule, and HUD's e-mail subscription list can be found at: <https://www.onecpd.info/HOME/>.

** An SRO unit is defined as having *neither* food preparation nor sanitary facilities, or a unit with *either one* or the other (food preparation or sanitary facilities). SRO rent limit is based on 75% of the FMR for an Efficiency unit. SRO units with *both* food preparation and sanitary facilities must use the Efficiency rent limit.