

City of Madison <b>HOME and CDBG Income Limits</b> Effective as of June 15, 2022								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
60% CMI (90% initial occupancy target)	\$48,480	\$55,380	\$62,280	\$69,180	\$74,760	\$80,280	\$85,800	\$91,320
50% CMI (very low income)	\$40,400	\$46,150	\$51,900	\$57,650	\$62,300	\$66,900	\$71,500	\$76,100
30% CMI (extremely low income)	\$24,250	\$27,700	\$31,150	\$34,600	\$37,400	\$40,150	\$42,950	\$45,700

City of Madison <b>HOME Rent Limits</b> Low and High HOME Rent Limits Effective as of June 15, 2022*								
Maximum Rents including utility allowance Based on Number of Bedrooms in Unit								
	SRO**	Efficiency	1	2	3	4	5	6
<b>Low HOME Rent Limit</b>	\$697	\$929	\$1,076	\$1,254	\$1,499	\$1,672	\$1,845	\$2,017
<b>High HOME Rent Limit</b>	\$697	\$929	\$1,076	\$1,254	\$1,676	\$1,948	\$2,240	\$2,517
<i>For Information Only:</i> <b>2022 Fair Market Rent (FMR)</b>	\$697	\$929	\$1,076	\$1,254	\$1,676	\$1,948	\$2,240	\$2,532

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/utilallowance.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.