



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 HOME Program Coordinators

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

SUBJECT: HOME Program Rent Limits – 2021

This memorandum issues the 2021 HOME Program Rent Limits for all HOME participating jurisdictions, which are effective for the HOME Program on June 1, 2021. The HOME Program Rent Limits were updated for 2021 by HUD's Economic and Market Analysis Division (EMAD), Office of Policy Development and Research (PD&R). The 2021 HOME Program Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases and lease renewals after that date. A complete set of the 2021 HOME Program Rent Limits, grouped by state, is posted at:
<https://www.huduser.gov/portal/datasets/HOME-Rent-limits.html>.

The maximum HOME Program Rent Limits are established in Section 215 of the Cranston-Gonzalez National Affordable Housing Act of 1990 (NAHA), as amended. The High HOME Rent Limit for an area is - the lesser of the Section 8 Fair Market Rent (FMR) for the area or a rent equal to 30 percent of the annual income of a family whose income equals 65 percent of the area median income, as determined by HUD. The Low HOME Rent Limit for an area is - 30 percent of the annual income of a family whose income equals 50 percent of the area median income, as determined by HUD, capped by the High HOME Rent Limit. HUD's Economic and Market Analysis Division calculates the HOME rents each year using the FMRs and the Section 8 Income Limits.

The 2021 HOME rents are based upon the FMRs published by HUD on October 1, 2020 (<https://www.huduser.gov/portal/datasets/fmr.html>), and on the 2021 Public Housing/Section 8 Income Limits, which were issued on April 1, 2021 by Notice PDR-2021-02 *Transmittal of Fiscal Year (FY) 2021 Income Limits for the Public Housing and Section 8 Programs*.

For information only, the HOME Program Rent Limit worksheets include the 2021 FMRs, the 65 percent rent limits, and the 50 percent rent limits. HUD is continuing to provide this information so that participating jurisdictions will know which of the "lesser of" standards has been applied. Some jurisdictions may also find this information useful in designing local programs that do not use HOME funds.

Please make sure HOME participating jurisdictions under your Field Office are notified of the issuance and effective date of the 2021 HOME Program Rent Limits. If you have any questions regarding these limits, please contact your Desk Officer in the Office of Affordable Housing Programs.

Attachment