

City of Madison <b>HOME Income Limits</b> Effective as of June 15, 2017								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
60% CMI (90% initial occupancy target)	\$35,820	\$40,920	\$46,020	\$51,120	\$55,260	\$59,340	\$63,420	\$67,500
50% CMI (very low income)	\$29,850	\$34,100	\$38,350	\$42,600	\$46,050	\$49,450	\$52,850	\$56,250
30% CMI (extremely low income)	\$17,900	\$20,450	\$23,000	\$25,550	\$27,600	\$29,650	\$31,700	\$33,750

City of Madison <b>HOME Rent Limits</b> Low and High HOME Rent Limits Effective as of June 15, 2017*								
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>	\$505	\$673	\$799	\$958	\$1,108	\$1,236	\$1,363	\$1,491
<b>High HOME Rent Limit</b>	\$505	\$673	\$813	\$964	\$1,342	\$1,549	\$1,781	\$1,936
<i>For Information Only:</i> <b>2017 Fair Market Rent (FMR)</b>	\$505	\$673	\$813	\$964	\$1,342	\$1,549	\$1,781	\$2,014

\* For more info, see HUD's HOME Program Rent Limits 2017 Memo: [https://www.hudexchange.info/onecpd/assets/File/HOME\\_RentLmts\\_Memo\\_2017.pdf](https://www.hudexchange.info/onecpd/assets/File/HOME_RentLmts_Memo_2017.pdf).

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](http://www.federalregister.gov/documents/2013/08/23/2013-17024). For projects with written agreements dated August 23, 2013 or earlier, refer to the Utility Allowance Chart (effective 4/1/13) at: <http://www.cityofmadison.com/cdbg/documents/UtilitySchedule.pdf>. For projects with written agreements dated August 24, 2013 or later, refer to the HUD Utility Schedule Model (HUSM) found at: <https://www.huduser.gov/portal/datasets/husm/uam.html>. 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.

	City of Madison <b>Rental Housing</b>	
<b>Minimum Property Standards</b>	Local codes, rehab standards, ordinances, zoning ordinances, Sec. 504 accessibility where applicable	
<b>Minimum Rehab Standards</b>	Adopted April 2012 <a href="http://www.cityofmadison.com/cdbg/documents/RehabStandardsCDD2013.pdf">http://www.cityofmadison.com/cdbg/documents/RehabStandardsCDD2013.pdf</a>	
<b>Minimum HOME per unit subsidy</b>	\$1,000 per affordable unit or household	
<b>Maximum HOME per unit subsidy*</b>	\$54,000 or up to \$60,000 for projects with accessibility, energy efficiency, lead paint and/or asbestos mitigation measures.	
<b>HOME Match Requirement</b>	25%	
<b>Income Eligibility</b>	100% of tenants certified at or below 80% County Median Income (CMI) at time of application	
<b>Income Targeting of HOME \$ at Initial Rent-up</b>	90% of units initially rented to households at or below 60% CMI	
<b>Minimum Period of Affordability of HOME \$ per unit **</b>	<\$15,000: 5 years \$15,000-40,000: 10 years >\$40,000: 15 years New construction: 20 years	
<b>HOME Rent Limits %</b>	<b>Project with 1-4 HOME assisted units:</b> Maximum HOME rent = High HOME Rent	<b>Project with 5 or more HOME assisted units:</b> 20% of units must be occupied by households ≤ 50% CMI AND Maximum HOME rent = either 30% of adjusted household income OR Low HOME Rent ***** For remaining units, Maximum HOME rent = High HOME rent

\* Refer to CDD Goals & Priorities (i.e., Framework) for specific City of Madison guidelines which blend the Federal regulations with local priorities & regulations.

\*\* Note the terms specified in the HOME Loan Agreement for a specific rental project.

% Please see attached tables of income limits by household size and maximum HOME rent levels including utility allowances by number of bedrooms. HUD may update this information at any time; please check with the CDBG Office for latest information.