

City of Madison HOME and CDBG Income Limits CDBG Limits Effective as of May 1, 2024 HOME Limits Effective June 1, 2024								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$68,500	\$78,250	\$88,050	\$97,800	\$105,650	\$113,450	\$121,300	\$129,100
60% CMI (90% initial occupancy target)	\$52,920	\$60,480	\$68,040	\$75,540	\$81,600	\$87,660	\$93,720	\$99,720
50% CMI (very low income)	\$44,100	\$50,400	\$56,700	\$62,950	\$68,000	\$73,050	\$78,100	\$83,100
30% CMI (extremely low income)	\$26,450	\$30,200	\$34,000	\$37,750	\$40,800	\$43,800	\$46,850	\$49,850

City of Madison HOME Rent Limits Low and High HOME Rent Limits Effective as of June 1, 2024*								
Maximum Rents including utility allowance Based on Number of Bedrooms in Unit								
	SRO**	Efficiency	1	2	3	4	5	6
Low HOME Rent Limit	\$753	\$1,004	\$1,181	\$1,372	\$1,636	\$1,826	\$2,015	\$2,203
High HOME Rent Limit	\$753	\$1,004	\$1,182	\$1,372	\$1,808	\$1,986	\$2,284	\$2,582
<i>For Information Only:</i> 2024 Fair Market Rent (FMR)	\$753	\$1,004	\$1,182	\$1,372	\$1,808	\$1,986	\$2,284	\$2,582

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 5/1/24). 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.