

City of Madison HOME and CDBG Income Limits Effective as of June 1, 2025								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$72,700	\$83,100	\$93,500	\$103,850	\$112,200	\$120,500	\$128,800	\$137,100
60% CMI (90% initial occupancy target)	\$54,540	\$62,340	\$70,140	\$77,880	\$84,120	\$90,360	\$96,600	\$102,840
50% CMI (very low income)	\$45,450	\$51,950	\$58,450	\$64,900	\$70,100	\$75,300	\$80,500	\$85,700
30% CMI (extremely low income)	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450

City of Madison HOME Rent Limits Low and High HOME Rent Limits Effective as of June 1, 2025*								
Maximum Rents including utility allowance Based on Number of Bedrooms in Unit								
	SRO**	Efficiency	1	2	3	4	5	6
Low HOME Rent Limit	\$810	\$1,080	\$1,217	\$1,461	\$1,687	\$1,882	\$2,077	\$2,271
High HOME Rent Limit	\$810	\$1,080	\$1,282	\$1,472	\$1,935	\$2,161	\$2,485	\$2,809
<i>For Information Only:</i> 2025 Fair Market Rent (FMR)	\$810	\$1,080	\$1,282	\$1,472	\$1,935	\$2,161	\$2,485	\$2,809

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 \leq 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 5/1/25). 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.