

City of Madison HOME and CDBG Income Limits Effective as of June 1, 2026								
Household Size:	1	2	3	4	5	6	7	8
80% CMI (low income)	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
60% CMI (90% initial occupancy target)	\$56,880	\$64,980	\$73,080	\$81,180	\$87,720	\$94,200	\$100,680	\$107,160
50% CMI (very low income)	\$47,400	\$54,150	\$60,900	\$67,650	\$73,100	\$78,500	\$83,900	\$89,300
30% CMI (extremely low income)	\$28,450	\$32,500	\$36,550	\$40,600	\$43,850	\$47,100	\$50,350	\$53,600

City of Madison HOME Rent Limits Low and High HOME Rent Limits Effective as of June 1, 2026*								
Maximum Rents including utility allowance Based on Number of Bedrooms in Unit								
	SRO**	Efficiency	1	2	3	4	5	6
Low HOME Rent Limit	NA	\$1,185	\$1,269	\$1,522	\$1,759	\$1,962	\$2,165	\$2,367
High HOME Rent Limit	\$951	\$1,268	\$1,482	\$1,694	\$2,236	\$2,494	\$2,733	\$2,972
<i>For Information Only:</i> 2026 Fair Market Rent (FMR)	\$951	\$1,268	\$1,482	\$1,694	\$2,236	\$2,509	\$2,885	\$3,262

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](https://www.federalregister.gov/doc/2024/09/24/2024-19252).

HUD's calculations of HOME rent limits and income limits can be found at <https://www.hudexchange.info/programs/cpd-income-and-rent-limits/#home>

HUD's email subscription list can be found at: <https://www.hudexchange.info/maillinglist/subscribe/>

HUD revised its Utility Allowance guidance in 2025 to allow the Community Development Division (CDD) to set the maximum monthly utility allowances. As determined last year, CDD will continue to use the [CDA Utility Allowances](#) for the maximum amounts, but if preferred, projects may continue to use HUD's Utility Schedule Model (HUSM), if those amounts do not exceed the CDA limits.

** 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.