

Introduction to 2018 HOME Rent Limits

On May 15, 2018, The United States Department of Housing and Urban Development (HUD) released the FY 2018 Rent Limits for the HOME Investment Partnerships Program (HOME) program. **The updated limits are effective as of June 1, 2018.**

From the IFA HOME/LIHTC Compliance Manual:

From the IFA HOME/LIHTC Compliance manual:

HOME: High and Low

The total of tenant rent, applicable utility allowance and tenant-based subsidy are compared to the HOME rent limits. This is unlike the LIHTC program, which *excludes* the subsidy. Only *project-based* federal or state subsidy IS NOT included in rents for very-low income, Low-HOME households who pay 30% of their adjusted income.

HOME Set-Aside Overview

Low HOME	Tenant rent + Rental assistance + Utility allowance = HOME Rent	High Home
<ul style="list-style-type: none"> Income Limit = 50% AMI (very-low) Rent limit – Low HOME limit 		<ul style="list-style-type: none"> Income Limit = 80% AMI (low)* Rent limit – High HOME limit

Properties with 5 or more HOME units must have at least 20% of the HOME unit designated as Low HOME.

* IFA limits new High HOME move-ins to 60% income limits. However, at recertification, a household is not “over-income” until they exceed the 80% limit.

Please note that that the Low HOME rent Limits are for the 50% AMI units and the High HOME Limits are for the 80% AMI units.

U.S. DEPARTMENT OF HUD		-----2018 HOME PROGRAM RENTS-----						
STATE: IOWA	PROGRAM	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Ames, IA MSA	LOW HOME RENT LIMIT	607	735	887	1,040	1,160	1,280	1,400
	HIGH HOME RENT LIMIT	607	735	887	1,209	1,495	1,719	1,924

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Ames, IA MSA	LOW HOME RENT LIMIT	607	735	887	1,040	1,160	1,280	1,400
	HIGH HOME RENT LIMIT	607	735	887	1,209	1,495	1,719	1,924
Cedar Rapids, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	494	582	774	1,057	1,180	1,301	1,422
	HIGH HOME RENT LIMIT	494	582	774	1,095	1,207	1,388	1,569
Benton County, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	513	517	650	840	902	1,037	1,173
	HIGH HOME RENT LIMIT	513	517	650	840	902	1,037	1,173
Jones County, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	417	491	653	852	1,005	1,116	1,219
	HIGH HOME RENT LIMIT	417	491	653	852	1,005	1,156	1,307
Davenport-Moline-Rock Island, IA-IL MSA	LOW HOME RENT LIMIT	515	607	778	940	1,048	1,157	1,265
	HIGH HOME RENT LIMIT	515	607	778	1,013	1,137	1,308	1,478
Des Moines-West Des Moines, IA MSA	LOW HOME RENT LIMIT	597	708	875	1,068	1,192	1,316	1,438
	HIGH HOME RENT LIMIT	597	708	875	1,181	1,304	1,500	1,695

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Dubuque, IA MSA	LOW HOME RENT LIMIT	500	586	780	962	1,073	1,184	1,295
	HIGH HOME RENT LIMIT	500	586	780	1,032	1,204	1,385	1,565
Iowa City, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	625	723	956	1,131	1,262	1,392	1,522
	HIGH HOME RENT LIMIT	625	723	956	1,391	1,684	1,885	2,045
Washington County, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	515	584	777	960	1,071	1,181	1,291
	HIGH HOME RENT LIMIT	515	584	777	974	1,243	1,429	1,616
Omaha-Council Bluffs, NE-IA HUD Metro FMR Area	LOW HOME RENT LIMIT	606	744	918	1,061	1,183	1,306	1,428
	HIGH HOME RENT LIMIT	606	744	927	1,248	1,377	1,584	1,751
Sioux City, IA-NE-SD HUD Metro FMR Area	LOW HOME RENT LIMIT	514	606	763	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	514	606	806	1,011	1,098	1,263	1,427
Plymouth County, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	431	521	675	848	919	1,057	1,195
	HIGH HOME RENT LIMIT	431	521	675	848	919	1,057	1,195

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Waterloo-Cedar Falls, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	491	603	765	884	986	1,088	1,190
	HIGH HOME RENT LIMIT	491	603	765	988	1,218	1,401	1,567
Bremer County, IA HUD Metro FMR Area	LOW HOME RENT LIMIT	439	525	672	907	1,077	1,239	1,400
	HIGH HOME RENT LIMIT	439	525	672	907	1,077	1,239	1,400
Adair County, IA	LOW HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
Adams County, IA	LOW HOME RENT LIMIT	465	498	650	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	465	498	650	945	1,098	1,263	1,427
Allamakee County, IA	LOW HOME RENT LIMIT	465	490	650	815	924	1,063	1,186
	HIGH HOME RENT LIMIT	465	490	650	815	924	1,063	1,201
Appanoose County, IA	LOW HOME RENT LIMIT	465	489	650	834	890	1,024	1,157
	HIGH HOME RENT LIMIT	465	489	650	834	890	1,024	1,157

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Audubon County, IA	LOW HOME RENT LIMIT	465	489	650	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	465	489	650	894	997	1,147	1,296
Boone County, IA	LOW HOME RENT LIMIT	491	584	687	932	936	1,076	1,217
	HIGH HOME RENT LIMIT	491	584	687	932	936	1,076	1,217
Buchanan County, IA	LOW HOME RENT LIMIT	505	508	676	917	921	1,059	1,197
	HIGH HOME RENT LIMIT	505	508	676	917	921	1,059	1,197
Buena Vista County, IA	LOW HOME RENT LIMIT	442	490	651	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	442	490	651	915	1,005	1,156	1,307
Butler County, IA	LOW HOME RENT LIMIT	489	492	650	842	885	1,018	1,151
	HIGH HOME RENT LIMIT	489	492	650	842	885	1,018	1,151
Calhoun County, IA	LOW HOME RENT LIMIT	465	566	650	823	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	566	650	823	885	1,018	1,151

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Carroll County, IA	LOW HOME RENT LIMIT	485	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	485	489	650	815	885	1,018	1,151
Cass County, IA	LOW HOME RENT LIMIT	465	566	650	841	911	1,048	1,184
	HIGH HOME RENT LIMIT	465	566	650	841	911	1,048	1,184
Cedar County, IA	LOW HOME RENT LIMIT	491	516	686	928	959	1,103	1,247
	HIGH HOME RENT LIMIT	491	516	686	928	959	1,103	1,247
Cerro Gordo County, IA	LOW HOME RENT LIMIT	459	541	720	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	459	541	720	931	1,127	1,296	1,453
Cherokee County, IA	LOW HOME RENT LIMIT	465	524	650	895	906	1,042	1,178
	HIGH HOME RENT LIMIT	465	524	650	903	906	1,042	1,178
Chickasaw County, IA	LOW HOME RENT LIMIT	465	561	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	561	650	882	885	1,018	1,151

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Clarke County, IA	LOW HOME RENT LIMIT	521	547	728	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	521	547	728	913	1,130	1,300	1,469
Clay County, IA	LOW HOME RENT LIMIT	465	489	650	884	986	1,088	1,190
	HIGH HOME RENT LIMIT	465	489	650	941	1,145	1,317	1,489
Clayton County, IA	LOW HOME RENT LIMIT	445	508	650	834	898	1,033	1,167
	HIGH HOME RENT LIMIT	445	508	650	834	898	1,033	1,167
Clinton County, IA	LOW HOME RENT LIMIT	487	536	704	897	1,001	1,104	1,207
	HIGH HOME RENT LIMIT	487	536	704	926	1,075	1,236	1,398
Crawford County, IA	LOW HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
Davis County, IA	LOW HOME RENT LIMIT	481	505	672	881	920	1,058	1,186
	HIGH HOME RENT LIMIT	481	505	672	909	920	1,058	1,196

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Decatur County, IA	LOW HOME RENT LIMIT	465	492	650	843	973	1,085	1,186
	HIGH HOME RENT LIMIT	465	492	650	843	973	1,119	1,265
Delaware County, IA	LOW HOME RENT LIMIT	465	489	650	927	1,076	1,188	1,298
	HIGH HOME RENT LIMIT	465	489	650	927	1,107	1,273	1,439
Des Moines County, IA	LOW HOME RENT LIMIT	467	547	728	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	467	547	728	918	1,102	1,267	1,433
Dickinson County, IA	LOW HOME RENT LIMIT	496	521	693	895	1,036	1,191	1,316
	HIGH HOME RENT LIMIT	496	521	693	895	1,036	1,191	1,347
Emmet County, IA	LOW HOME RENT LIMIT	465	513	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	513	650	882	885	1,018	1,151
Fayette County, IA	LOW HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	815	885	1,018	1,151

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Floyd County, IA	LOW HOME RENT LIMIT	465	520	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	520	650	882	885	1,018	1,151
Franklin County, IA	LOW HOME RENT LIMIT	465	489	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	882	885	1,018	1,151
Fremont County, IA	LOW HOME RENT LIMIT	465	489	650	815	925	1,064	1,200
	HIGH HOME RENT LIMIT	465	489	650	815	925	1,064	1,203
Greene County, IA	LOW HOME RENT LIMIT	465	489	650	815	951	1,085	1,186
	HIGH HOME RENT LIMIT	465	489	650	815	951	1,094	1,236
Hamilton County, IA	LOW HOME RENT LIMIT	494	538	691	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	494	538	691	882	1,116	1,283	1,451
Hancock County, IA	LOW HOME RENT LIMIT	465	539	650	822	985	1,086	1,188
	HIGH HOME RENT LIMIT	465	539	650	822	1,036	1,191	1,347

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Hardin County, IA	LOW HOME RENT LIMIT	465	489	650	916	1,022	1,128	1,233
	HIGH HOME RENT LIMIT	465	489	650	935	1,090	1,254	1,417
Henry County, IA	LOW HOME RENT LIMIT	545	548	659	881	898	1,033	1,167
	HIGH HOME RENT LIMIT	545	548	659	892	898	1,033	1,167
Howard County, IA	LOW HOME RENT LIMIT	465	566	650	881	966	1,085	1,186
	HIGH HOME RENT LIMIT	465	566	650	894	966	1,111	1,256
Humboldt County, IA	LOW HOME RENT LIMIT	465	489	650	821	955	1,085	1,186
	HIGH HOME RENT LIMIT	465	489	650	821	955	1,098	1,242
Ida County, IA	LOW HOME RENT LIMIT	465	546	650	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	465	546	650	934	1,131	1,301	1,457
Iowa County, IA	LOW HOME RENT LIMIT	465	539	650	945	1,095	1,208	1,321
	HIGH HOME RENT LIMIT	465	539	650	945	1,145	1,317	1,489

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jackson County, IA	LOW HOME RENT LIMIT	465	547	650	881	908	1,044	1,180
	HIGH HOME RENT LIMIT	465	547	650	884	908	1,044	1,180
Jasper County, IA	LOW HOME RENT LIMIT	466	514	683	923	1,050	1,158	1,267
	HIGH HOME RENT LIMIT	466	514	683	923	1,058	1,217	1,375
Jefferson County, IA	LOW HOME RENT LIMIT	476	561	746	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	476	561	746	935	1,102	1,267	1,433
Keokuk County, IA	LOW HOME RENT LIMIT	465	510	650	881	927	1,066	1,186
	HIGH HOME RENT LIMIT	465	510	650	906	927	1,066	1,205
Kossuth County, IA	LOW HOME RENT LIMIT	465	489	650	882	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	882	885	1,018	1,151
Lee County, IA	LOW HOME RENT LIMIT	415	522	650	861	944	1,085	1,186
	HIGH HOME RENT LIMIT	415	522	650	861	944	1,086	1,227

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Louisa County, IA	LOW HOME RENT LIMIT	504	526	699	876	952	1,085	1,186
	HIGH HOME RENT LIMIT	504	526	699	876	952	1,095	1,238
Lucas County, IA	LOW HOME RENT LIMIT	492	517	688	881	937	1,078	1,186
	HIGH HOME RENT LIMIT	492	517	688	915	937	1,078	1,218
Lyon County, IA	LOW HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
Mahaska County, IA	LOW HOME RENT LIMIT	497	523	695	871	947	1,085	1,186
	HIGH HOME RENT LIMIT	497	523	695	871	947	1,089	1,231
Marion County, IA	LOW HOME RENT LIMIT	547	550	732	918	1,063	1,173	1,282
	HIGH HOME RENT LIMIT	547	550	732	918	1,111	1,278	1,444
Marshall County, IA	LOW HOME RENT LIMIT	464	570	728	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	464	570	728	950	1,023	1,176	1,330

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Mitchell County, IA	LOW HOME RENT LIMIT	485	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	485	489	650	815	885	1,018	1,151
Monona County, IA	LOW HOME RENT LIMIT	485	489	650	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	485	489	650	887	1,037	1,193	1,348
Monroe County, IA	LOW HOME RENT LIMIT	479	504	670	840	917	1,055	1,186
	HIGH HOME RENT LIMIT	479	504	670	840	917	1,055	1,192
Montgomery County, IA	LOW HOME RENT LIMIT	465	489	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	882	885	1,018	1,151
Muscatine County, IA	LOW HOME RENT LIMIT	521	614	763	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	521	614	817	1,064	1,222	1,391	1,504
O'Brien County, IA	LOW HOME RENT LIMIT	465	489	650	905	923	1,061	1,200
	HIGH HOME RENT LIMIT	465	489	650	905	923	1,061	1,200

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Osceola County, IA	LOW HOME RENT LIMIT	465	489	650	880	890	1,024	1,157
	HIGH HOME RENT LIMIT	465	489	650	880	890	1,024	1,157
Page County, IA	LOW HOME RENT LIMIT	465	489	650	879	983	1,085	1,186
	HIGH HOME RENT LIMIT	465	489	650	879	1,045	1,202	1,359
Palo Alto County, IA	LOW HOME RENT LIMIT	465	489	650	881	963	1,085	1,186
	HIGH HOME RENT LIMIT	465	489	650	897	963	1,107	1,252
Pocahontas County, IA	LOW HOME RENT LIMIT	465	534	650	881	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	534	650	882	885	1,018	1,151
Poweshiek County, IA	LOW HOME RENT LIMIT	495	542	692	875	1,035	1,141	1,247
	HIGH HOME RENT LIMIT	495	542	692	875	1,047	1,204	1,361
Ringgold County, IA	LOW HOME RENT LIMIT	465	542	650	881	890	1,024	1,157
	HIGH HOME RENT LIMIT	465	542	650	886	890	1,024	1,157

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Sac County, IA	LOW HOME RENT LIMIT	465	510	650	881	929	1,068	1,186
	HIGH HOME RENT LIMIT	465	510	650	926	929	1,068	1,208
Shelby County, IA	LOW HOME RENT LIMIT	478	502	668	888	910	1,047	1,183
	HIGH HOME RENT LIMIT	478	502	668	906	910	1,047	1,183
Sioux County, IA	LOW HOME RENT LIMIT	465	489	651	862	909	1,045	1,182
	HIGH HOME RENT LIMIT	465	489	651	862	909	1,045	1,182
Tama County, IA	LOW HOME RENT LIMIT	490	515	685	859	933	1,073	1,186
	HIGH HOME RENT LIMIT	490	515	685	859	933	1,073	1,213
Taylor County, IA	LOW HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	815	885	1,018	1,151
Union County, IA	LOW HOME RENT LIMIT	465	515	650	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	465	515	650	930	1,116	1,283	1,451

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Van Buren County, IA	LOW HOME RENT LIMIT	465	522	650	881	890	1,024	1,157
	HIGH HOME RENT LIMIT	465	522	650	886	890	1,024	1,157
Wapello County, IA	LOW HOME RENT LIMIT	461	544	723	881	983	1,085	1,186
	HIGH HOME RENT LIMIT	461	544	723	923	991	1,140	1,288
Wayne County, IA	LOW HOME RENT LIMIT	465	489	650	856	885	1,018	1,151
	HIGH HOME RENT LIMIT	465	489	650	856	885	1,018	1,151
Webster County, IA	LOW HOME RENT LIMIT	508	511	650	881	911	1,048	1,184
	HIGH HOME RENT LIMIT	508	511	650	886	911	1,048	1,184
Winnebago County, IA	LOW HOME RENT LIMIT	489	492	650	881	957	1,085	1,186
	HIGH HOME RENT LIMIT	489	492	650	945	957	1,101	1,244
Winneshiek County, IA	LOW HOME RENT LIMIT	465	489	650	863	985	1,128	1,233
	HIGH HOME RENT LIMIT	465	489	650	863	985	1,133	1,281

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	PROGRAM	-----2018 HOME PROGRAM RENTS-----						
		Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Worth County, IA	LOW HOME RENT LIMIT	465	508	650	881	915	1,052	1,186
	HIGH HOME RENT LIMIT	465	508	650	900	915	1,052	1,190
Wright County, IA	LOW HOME RENT LIMIT	415	495	650	838	923	1,061	1,186
	HIGH HOME RENT LIMIT	415	495	650	838	923	1,061	1,200