



To: Real Estate Development Partners
From: Real Estate Department
Date: May 15, 2024
Re: **2024 Federal Program Income and Rent Limits**

Notice: **RED-24-25**

General Information

The US Department of Housing and Urban Development (HUD) released income and rent limits with an effective date of June 15, 2024.

The FY 2024 income limits as listed in this RED Notice apply to the following programs:

- HOME Investment Partnership Program (HOME)
- Housing Trust Fund (HTF) – make sure to refer to the HTF-specific line for each county. HOME & HTF limits are different.
- Neighborhood Stabilization Program (NSP)
- Community Development Block Grant (CDBG)
- Community Development Block Grant Disaster Recovery Grant (CDBG-DR)

Approval of HOME Rents

Per the requirements of the 2013 HOME Final Rule, IHCDA must annually approve the rents to be charged at each HOME-assisted rental development. Therefore, all properties with IHCDA HOME-assisted rental units must complete the "HOME Rent Update Form" (Compliance Form #46) and submit it to IHCDA via email at homerentupdate@ihcda.in.gov **no later than August 1, 2024.**



ADDRESS 30 South Meridian Street, Suite 900, Indianapolis, IN 46204
PHONE 317 232 7777 TOLL FREE 800 872 0371 WEB www.ihcda.IN.gov

EQUAL OPPORTUNITY EMPLOYER AND HOUSING AGENCY

State of Indiana
Lieutenant Governor
Suzanne Crouch



2024 LOW-INCOME HOUSING COMMUNITY DEVELOPMENT PROGRAM



COUNTY INCOME LIMITS

COUNTY RENT LIMITS

COUNTY	SET-ASIDE	COUNTY INCOME LIMITS								COUNTY RENT LIMITS					
		ONE PRSN	TWO PRSN	THREE PRSN	FOUR PRSN	FIVE PRSN	SIX PRSN	SEVEN PRSN	EIGHT PRSN	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
PORTER	30%	19100	21800	24550	27250	29450	31650	33800	36000	477	511	613	708	790	873
	40%	25480	29120	32760	36360	39280	42200	45120	48000	636	682	818	944	1054	1164
	50%	31850	36400	40950	45450	49100	52750	56400	60000	796	853	1023	1181	1318	1455
	60%	38220	43680	49140	54540	58920	63300	67680	72000	869	1023	1227	1417	1581	1746
	80%	50900	58200	65450	72700	78550	84350	90150	96000	869	1027	1254	1503	1658	1810
PORTER - HTF	30%	19100	21800	25820	31200	36580	41960	47340	52720	477	511	645	847	1049	1250
POSEY	30%	17450	19950	22450	24900	26900	28900	30900	32900	459	491	589	681	759	838
	40%	23280	26600	29880	33200	35880	38520	41200	43840	612	655	785	908	1012	1117
	50%	29100	33250	37350	41500	44850	48150	51500	54800	765	819	982	1135	1266	1397
	60%	34920	39900	44820	49800	53820	57780	61800	65760	766	850	1070	1360	1519	1676
	80%	46500	53150	59800	66400	71750	77050	82350	87650	766	850	1070	1360	1558	1735
POSEY - HTF	30%	17450	20440	25820	31200	36580	41960	47340	52720	436	467	645	847	1049	1250
PULASKI	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	600	760	863	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	600	769	863	1146	1411	1557
	80%	45450	51950	58450	64900	70100	75300	80500	85700	600	769	863	1146	1465	1605
PULASKI - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
PUTNAM	30%	18800	21450	24150	26800	28950	31100	33250	35400	469	502	603	697	778	858
	40%	25040	28640	32200	35760	38640	41520	44360	47240	625	670	804	929	1037	1144
	50%	31300	35800	40250	44700	48300	51900	55450	59050	782	838	1006	1162	1297	1431
	60%	37560	42960	48300	53640	57960	62280	66540	70860	827	855	1124	1394	1556	1717
	80%	50050	57200	64350	71500	77250	82950	88700	94400	827	855	1124	1477	1628	1777
PUTNAM - HTF	30%	18800	21450	25820	31200	36580	41960	47340	52720	470	503	645	847	1049	1250
RANDOLPH	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	600	657	863	1054	1149	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	600	657	863	1145	1149	1321
	80%	45450	51950	58450	64900	70100	75300	80500	85700	600	657	863	1145	1149	1321
RANDOLPH - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
RIPLEY	30%	19150	21850	24600	27300	29500	31700	33900	36050	477	511	613	709	792	873
	40%	25480	29120	32760	36400	39320	42240	45160	48080	617	673	818	946	1056	1164
	50%	31850	36400	40950	45500	49150	52800	56450	60100	617	673	884	1183	1282	1456
	60%	38220	43680	49140	54600	58980	63360	67740	72120	617	673	884	1216	1282	1474
	80%	50950	58200	65500	72750	78550	84400	90250	96050	617	673	884	1216	1282	1474
RIPLEY - HTF	30%	19150	21850	25820	31200	36580	41960	47340	52720	478	512	645	847	1049	1250
RUSH	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	600	670	863	1044	1149	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	600	670	863	1044	1149	1321
	80%	45450	51950	58450	64900	70100	75300	80500	85700	600	670	863	1044	1149	1321
RUSH - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
SCOTT	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	652	732	912	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	652	732	962	1203	1281	1473
	80%	45450	51950	58450	64900	70100	75300	80500	85700	652	732	962	1203	1281	1473
SCOTT - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
SHELBY	30%	21600	24700	27800	30850	33350	35800	38300	40750	540	579	694	802	895	987
	40%	28840	32960	37080	41160	44480	47760	51040	54360	720	772	926	1070	1193	1316
	50%	36050	41200	46350	51450	55600	59700	63800	67950	901	965	1158	1338	1492	1646
	60%	43260	49440	55620	61740	66720	71640	76560	81540	982	1145	1349	1605	1790	1975
	80%	57650	65850	74100	82300	88900	95500	102100	108650	982	1145	1349	1706	1884	2060
SHELBY - HTF	30%	21600	24700	27800	31200	36580	41960	47340	52720	540	578	695	847	1049	1250

2024 LOW-INCOME HOUSING COMMUNITY DEVELOPMENT PROGRAM

Effective June 1, 2024

COUNTY INCOME LIMITS

COUNTY RENT LIMITS

COUNTY	SET-ASIDE	ONE PRSN	TWO PRSN	THREE PRSN	FOUR PRSN	FIVE PRSN	SIX PRSN	SEVEN PRSN	EIGHT PRSN	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
SPENCER	30%	20050	22900	25750	28600	30900	33200	35500	37800	501	537	643	744	829	915
	40%	26720	30560	34360	38160	41240	44280	47320	50400	585	657	858	992	1106	1220
	50%	33400	38200	42950	47700	51550	55350	59150	63000	585	657	863	1184	1383	1526
	60%	40080	45840	51540	57240	61860	66420	70980	75600	585	657	863	1184	1407	1618
	80%	53450	61050	68700	76300	82450	88550	94650	100750	585	657	863	1184	1407	1618
SPENCER - HTF	30%	20050	22900	25820	31200	36580	41960	47340	52720	501	536	645	847	1049	1250
ST JOSEPH	30%	18700	21400	24050	26700	28850	31000	33150	35250	466	500	600	694	774	854
	40%	24920	28480	32040	35600	38480	41320	44160	47000	622	667	800	925	1032	1139
	50%	31150	35600	40050	44500	48100	51650	55200	58750	689	834	1001	1157	1291	1424
	60%	37380	42720	48060	53400	57720	61980	66240	70500	689	862	1017	1267	1354	1557
	80%	49850	57000	64100	71200	76900	82600	88300	94000	689	862	1017	1267	1354	1557
ST. JOSEPH - HTF	30%	18700	21400	25820	31200	36580	41960	47340	52720	467	501	645	847	1049	1250
STARKE	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	600	687	863	1054	1175	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	600	687	863	1059	1175	1351
	80%	45450	51950	58450	64900	70100	75300	80500	85700	600	687	863	1059	1175	1351
STARKE - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
STEBEN	30%	19050	21800	24500	27200	29400	31600	33750	35950	475	510	612	707	789	870
	40%	25400	29040	32680	36280	39200	42080	45000	47880	634	680	816	943	1052	1160
	50%	31750	36300	40850	45350	49000	52600	56250	59850	684	726	944	1172	1257	1446
	60%	38100	43560	49020	54420	58800	63120	67500	71820	684	726	944	1172	1257	1446
	80%	50750	58000	65250	72500	78300	84100	89900	95700	684	726	944	1172	1257	1446
STEBEN - HTF	30%	19050	21800	25820	31200	36580	41960	47340	52720	476	510	645	847	1049	1250
SULLIVAN	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	626	703	912	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	626	703	924	1117	1231	1416
	80%	45450	51950	58450	64900	70100	75300	80500	85700	626	703	924	1117	1231	1416
SULLIVAN - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
SWITZERLAND	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	600	657	863	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	600	657	863	1216	1274	1465
	80%	45450	51950	58450	64900	70100	75300	80500	85700	600	657	863	1216	1274	1465
SWITZERLAND - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
TIPPECANOE	30%	17450	19950	22450	24900	26900	28900	30900	32900	439	471	565	652	727	803
	40%	23240	26560	29880	33200	35880	38520	41200	43840	585	628	753	870	970	1071
	50%	29050	33200	37350	41500	44850	48150	51500	54800	732	785	942	1088	1213	1339
	60%	34860	39840	44820	49800	53820	57780	61800	65760	778	908	1069	1293	1455	1606
	80%	46500	53150	59800	66400	71750	77050	82350	87650	778	908	1069	1293	1521	1660
TIPPECANOE - HTF	30%	17450	20440	25820	31200	36580	41960	47340	52720	436	467	645	847	1049	1250
TIPTON	30%	18100	20700	23300	25850	27950	30000	32100	34150	456	489	586	678	756	834
	40%	24160	27600	31040	34480	37240	40000	42760	45520	608	652	782	904	1008	1112
	50%	30200	34500	38800	43100	46550	50000	53450	56900	644	705	926	1120	1261	1391
	60%	36240	41400	46560	51720	55860	60000	64140	68280	644	705	926	1120	1288	1481
	80%	48300	55200	62100	68950	74500	80000	85500	91050	644	705	926	1120	1288	1481
TIPTON - HTF	30%	18100	20700	25820	31200	36580	41960	47340	52720	452	485	645	847	1049	1250
UNION	30%	18200	20800	23400	26000	28100	30200	32250	34350	454	487	585	676	754	832
	40%	24280	27760	31240	34680	37480	40240	43040	45800	606	650	780	901	1005	1110
	50%	30350	34700	39050	43350	46850	50300	53800	57250	628	714	926	1127	1257	1388
	60%	36420	41640	46860	52020	56220	60360	64560	68700	628	714	926	1245	1494	1665
	80%	48550	55500	62450	69350	74900	80450	86000	91550	628	714	926	1245	1494	1718
UNION - HTF	30%	18200	20800	25820	31200	36580	41960	47340	52720	455	487	645	847	1049	1250

2024 LOW-INCOME HOUSING COMMUNITY DEVELOPMENT PROGRAM

Effective June 1, 2024

COUNTY INCOME LIMITS

COUNTY RENT LIMITS

COUNTY	SET-ASIDE	ONE PRSN	TWO PRSN	THREE PRSN	FOUR PRSN	FIVE PRSN	SIX PRSN	SEVEN PRSN	EIGHT PRSN	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
VANDERBURG	30%	17450	19950	22450	24900	26900	28900	30900	32900	459	491	589	681	759	838
	40%	23280	26600	29880	33200	35880	38520	41200	43840	612	655	785	908	1012	1117
	50%	29100	33250	37350	41500	44850	48150	51500	54800	765	819	982	1135	1266	1397
	60%	34920	39900	44820	49800	53820	57780	61800	65760	766	850	1070	1360	1519	1676
	80%	46500	53150	59800	66400	71750	77050	82350	87650	766	850	1070	1360	1558	1735
VANDERBURG - HTF	30%	17450	20440	25820	31200	36580	41960	47340	52720	436	467	645	847	1049	1250
VERMILLION	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	710	760	912	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	741	766	964	1166	1398	1557
	80%	45450	51950	58450	64900	70100	75300	80500	85700	741	766	964	1166	1398	1605
VERMILLION - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
VIGO	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	710	760	912	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	741	766	964	1166	1398	1557
	80%	45450	51950	58450	64900	70100	75300	80500	85700	741	766	964	1166	1398	1605
VIGO - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
WABASH	30%	17400	19900	22400	24850	26850	28850	30850	32850	435	466	559	646	721	795
	40%	23240	26560	29880	33160	35840	38480	41120	43800	580	622	746	862	961	1060
	50%	29050	33200	37350	41450	44800	48100	51400	54750	602	659	866	1047	1153	1326
	60%	34860	39840	44820	49740	53760	57720	61680	65700	602	659	866	1047	1153	1326
	80%	46450	53050	59700	66300	71650	76950	82250	87550	602	659	866	1047	1153	1326
WABASH - HTF	30%	17400	20440	25820	31200	36580	41960	47340	52720	435	466	645	847	1049	1250
WARREN	30%	19150	21900	24650	27350	29550	31750	33950	36150	478	513	615	711	793	875
	40%	25560	29200	32840	36480	39400	42320	45240	48160	628	684	820	948	1057	1167
	50%	31950	36500	41050	45600	49250	52900	56550	60200	628	740	863	1185	1322	1459
	60%	38340	43800	49260	54720	59100	63480	67860	72240	628	740	863	1216	1465	1685
	80%	51100	58400	65700	72950	78800	84650	90500	96300	628	740	863	1216	1465	1685
WARREN - HTF	30%	19150	21900	25820	31200	36580	41960	47340	52720	478	513	645	847	1049	1250
WARRICK	30%	17450	19950	22450	24900	26900	28900	30900	32900	459	491	589	681	759	838
	40%	23280	26600	29880	33200	35880	38520	41200	43840	612	655	785	908	1012	1117
	50%	29100	33250	37350	41500	44850	48150	51500	54800	765	819	982	1135	1266	1397
	60%	34920	39900	44820	49800	53820	57780	61800	65760	766	850	1070	1360	1519	1676
	80%	46500	53150	59800	66400	71750	77050	82350	87650	766	850	1070	1360	1558	1735
WARRICK - HTF	30%	17450	20440	25820	31200	36580	41960	47340	52720	436	467	645	847	1049	1250
WASHINGTON	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	710	753	912	1054	1176	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	745	753	989	1236	1317	1515
	80%	45450	51950	58450	64900	70100	75300	80500	85700	745	753	989	1236	1317	1515
WASHINGTON - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
WAYNE	30%	17050	19500	21950	24350	26300	28250	30200	32150	426	456	547	632	705	778
	40%	22720	25960	29200	32440	35040	37640	40240	42840	568	608	729	843	940	1038
	50%	28400	32450	36500	40550	43800	47050	50300	53550	637	657	863	1054	1156	1298
	60%	34080	38940	43800	48660	52560	56460	60360	64260	637	657	863	1071	1156	1329
	80%	45450	51950	58450	64900	70100	75300	80500	85700	637	657	863	1071	1156	1329
WAYNE - HTF	30%	17050	20440	25820	31200	36580	41960	47340	52720	426	456	645	847	1049	1250
WELLS	30%	18800	21500	24200	26850	29000	31150	33300	35450	469	503	604	697	778	859
	40%	25080	28640	32240	35800	38680	41560	44400	47280	603	660	805	930	1038	1145
	50%	31350	35800	40300	44750	48350	51950	55500	59100	603	660	867	1048	1255	1432
	60%	37620	42960	48360	53700	58020	62340	66600	70920	603	660	867	1048	1255	1443
	80%	50150	57300	64450	71600	77350	83100	88800	94550	603	660	867	1048	1255	1443
WELLS - HTF	30%	18800	21500	25820	31200	36580	41960	47340	52720	470	503	645	847	1049	1250

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Effective June 1, 2024

COUNTY INCOME LIMITS

COUNTY RENT LIMITS

COUNTY	SET-ASIDE	ONE PRSN	TWO PRSN	THREE PRSN	FOUR PRSN	FIVE PRSN	SIX PRSN	SEVEN PRSN	EIGHT PRSN	EFF	1 BR	2 BR	3 BR	4 BR	5 BR
WHITE	30%	17850	20400	22950	25450	27500	29550	31600	33600	445	477	573	661	738	814
	40%	23760	27160	30560	33920	36640	39360	42080	44800	593	636	764	881	984	1085
	50%	29700	33950	38200	42400	45800	49200	52600	56000	624	683	897	1085	1195	1357
	60%	35640	40740	45840	50880	54960	59040	63120	67200	624	683	897	1085	1195	1374
	80%	47500	54300	61100	67850	73300	78750	84150	89600	624	683	897	1085	1195	1374
WHITE - HTF	30%	17850	20440	25820	31200	36580	41960	47340	52720	446	478	645	847	1049	1250
WHITLEY	30%	18500	21150	23800	26400	28550	30650	32750	34850	462	495	594	686	765	844
	40%	24640	28160	31680	35200	38040	40840	43680	46480	616	660	792	915	1020	1126
	50%	30800	35200	39600	44000	47550	51050	54600	58100	770	825	990	1144	1276	1408
	60%	36960	42240	47520	52800	57060	61260	65520	69720	826	895	1089	1372	1499	1689
	80%	49300	56350	63400	70400	76050	81700	87300	92950	826	895	1089	1379	1499	1724
WHITLEY - HTF	30%	18500	21150	25820	31200	36580	41960	47340	52720	462	495	645	847	1049	1250