

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**HOME Program Rent and Income Guidelines**

*(Compiled and provided to owner/manager by AHC)*

**Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area**

**2025 Adjusted HOME Income Limits**

**Effective Date: June 1, 2025**

|   | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
|---|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area</b> |          |          |          |          |          |          |          |          |
| <b>30% LIMITS</b>   | 27800    | 31800    | 35750    | 39700    | 42900    | 46100    | 49250    | 52450    |
| <b>VERY LOW INCOME-50%AMI</b>                                     | 46350    | 53000    | 59600    | 66200    | 71500    | 76800    | 82100    | 87400    |
| <b>60% LIMITS</b>   | 55620    | 63600    | 71520    | 79440    | 85800    | 92160    | 98520    | 104880   |
| <b>LOW INCOME-80%AMI</b>  | 72950    | 83400    | 93800    | 104200   | 112550   | 120900   | 129250   | 137550   |

**2025 HOME Program Rents**

**Effective Date: June 1, 2025**

|   | 75% of OBR* | OBR  | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|---|-------------|------|------|------|------|------|------|------|
| <b>Minneapolis-St. Paul-Bloomington, MN-WI HUD Metro FMR Area</b> |             |      |      |      |      |      |      |      |
| <b>LOW HOME RENT</b>  | 915         | 1158 | 1241 | 1490 | 1721 | 1920 | 2118 | 2317 |
| <b>HIGH HOME RENT</b>   | 915         | 1220 | 1381 | 1685 | 2204 | 2439 | 2672 | 2906 |
| <b>FOR INFORMATION ONLY</b>                                       |             |      |      |      |      |      |      |      |
| <b>FAIR MARKET RENT</b>   | 915         | 1220 | 1381 | 1685 | 2244 | 2513 | 2890 | 3267 |
| <b>50% RENT LIMIT</b>   | n/a         | 1158 | 1241 | 1490 | 1721 | 1920 | 2118 | 2317 |
| <b>65% RENT LIMIT</b>   | n/a         | 1486 | 1594 | 1914 | 2204 | 2439 | 2672 | 2906 |

**\*If SRO housing has units with neither food preparation nor sanitary facilities, or with one (food preparation OR sanitary facilities), gross rent may not exceed 75% of the HUD-published FMR limit for a 0-BR unit.**

**Northeast Minnesota HOME Consortium**

2025 Adjusted HOME Income Limits

Effective Date: June 1, 2025

|  | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
|--|----------|----------|----------|----------|----------|----------|----------|----------|
| <b>Duluth, MN-WI HUD Metro FMR Area (St. Louis County)</b> |          |          |          |          |          |          |          |          |
| 30% LIMITS   | 21150    | 24200    | 27200    | 30200    | 32650    | 35050    | 37450    | 39900    |
| VERY LOW INCOME-50%AMI                                     | 35250    | 40250    | 45300    | 50300    | 54350    | 58350    | 62400    | 66400    |
| 60% LIMITS   | 42300    | 48300    | 54360    | 60360    | 65220    | 70020    | 74880    | 79680    |
| LOW INCOME-80%AMI  | 56350    | 64400    | 72450    | 80500    | 86950    | 93400    | 99850    | 106300   |
| <b>Cook County, MN</b>                                     |          |          |          |          |          |          |          |          |
| 30% LIMITS   | 20000    | 22850    | 25700    | 28550    | 30850    | 33150    | 35450    | 37700    |
| VERY LOW INCOME-50%AMI                                     | 33350    | 38100    | 42850    | 47600    | 51450    | 55250    | 59050    | 62850    |
| 60% LIMITS   | 40020    | 45720    | 51420    | 57120    | 61740    | 66300    | 70860    | 75420    |
| LOW INCOME-80%AMI  | 53350    | 60950    | 68550    | 76150    | 82250    | 88350    | 94450    | 100550   |
| <b>Itasca County, MN</b>                                   |          |          |          |          |          |          |          |          |
| 30% LIMITS   | 20000    | 22850    | 25700    | 28550    | 30850    | 33150    | 35450    | 37700    |
| VERY LOW INCOME-50%AMI                                     | 33350    | 38100    | 42850    | 47600    | 51450    | 55250    | 59050    | 62850    |
| 60% LIMITS   | 40020    | 45720    | 51420    | 57120    | 61740    | 66300    | 70860    | 75420    |
| LOW INCOME-80%AMI  | 53350    | 60950    | 68550    | 76150    | 82250    | 88350    | 94450    | 100550   |
| <b>Koochiching County, MN</b>                              |          |          |          |          |          |          |          |          |
| 30% LIMITS   | 20000    | 22850    | 25700    | 28550    | 30850    | 33150    | 35450    | 37700    |
| VERY LOW INCOME-50%AMI                                     | 33350    | 38100    | 42850    | 47600    | 51450    | 55250    | 59050    | 62850    |
| 60% LIMITS   | 40020    | 45720    | 51420    | 57120    | 61740    | 66300    | 70860    | 75420    |
| LOW INCOME-80%AMI  | 53350    | 60950    | 68550    | 76150    | 82250    | 88350    | 94450    | 100550   |
| <b>Lake County, MN HUD Metro FMR Area</b>                  |          |          |          |          |          |          |          |          |
| 30% LIMITS   | 21250    | 24300    | 27350    | 30350    | 32800    | 35250    | 37650    | 40100    |
| VERY LOW INCOME-50%AMI                                     | 35400    | 40450    | 45500    | 50550    | 54600    | 58650    | 62700    | 66750    |
| 60% LIMITS   | 42480    | 48540    | 54600    | 60660    | 65520    | 70380    | 75240    | 80100    |
| LOW INCOME-80%AMI  | 56650    | 64750    | 72850    | 80900    | 87400    | 93850    | 100350   | 106800   |

2025 Adjusted HOME Rent Limits

Effective Date: June 1, 2025

|  | 75% of OBR* | OBR  | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
|--|-------------|------|------|------|------|------|------|------|
| <b>Duluth, MN-WI HUD Metro FMR Area (St. Louis County)</b> |             |      |      |      |      |      |      |      |
| LOW HOME RENT  | 587         | 782  | 896  | 1132 | 1308 | 1458 | 1610 | 1760 |
| HIGH HOME RENT   | 587         | 782  | 896  | 1140 | 1538 | 1840 | 2011 | 2183 |
| <b>FOR INFORMATION ONLY</b>                                |             |      |      |      |      |      |      |      |
| FAIR MARKET RENT   | 587         | 782  | 896  | 1140 | 1538 | 1914 | 2201 | 2488 |
| 50% RENT LIMIT   | n/a         | 881  | 943  | 1132 | 1308 | 1458 | 1610 | 1760 |
| 65% RENT LIMIT   | n/a         | 1125 | 1207 | 1451 | 1667 | 1840 | 2011 | 2183 |
| <b>Cook County, MN</b>                                     |             |      |      |      |      |      |      |      |
| LOW HOME RENT  | 480         | 640  | 843  | 933  | 1240 | 1347 | 1549 | 1697 |
| HIGH HOME RENT   | 480         | 640  | 843  | 933  | 1240 | 1347 | 1549 | 1751 |
| <b>FOR INFORMATION ONLY</b>                                |             |      |      |      |      |      |      |      |
| FAIR MARKET RENT   | 480         | 640  | 843  | 933  | 1240 | 1347 | 1549 | 1751 |
| 50% RENT LIMIT   | n/a         | 848  | 1091 | 1261 | 1407 | 1552 | 1697 | 1751 |
| 65% RENT LIMIT   | n/a         | 1084 | 1163 | 1397 | 1605 | 1771 | 1936 | 2101 |
| <b>Itasca County, MN</b>                                   |             |      |      |      |      |      |      |      |
| LOW HOME RENT  | 560         | 747  | 794  | 1007 | 1238 | 1381 | 1523 | 1666 |
| HIGH HOME RENT   | 560         | 747  | 794  | 1007 | 1268 | 1392 | 1601 | 1810 |
| <b>FOR INFORMATION ONLY</b>                                |             |      |      |      |      |      |      |      |
| FAIR MARKET RENT   | 560         | 747  | 794  | 1007 | 1268 | 1392 | 1601 | 1810 |
| 50% RENT LIMIT   | n/a         | 833  | 893  | 1071 | 1238 | 1381 | 1523 | 1666 |
| 65% RENT LIMIT   | n/a         | 1064 | 1141 | 1372 | 1576 | 1739 | 1900 | 2061 |
| <b>Koochiching County, MN</b>                              |             |      |      |      |      |      |      |      |
| LOW HOME RENT  | 480         | 640  | 711  | 933  | 1216 | 1347 | 1523 | 1666 |
| HIGH HOME RENT   | 480         | 640  | 711  | 933  | 1216 | 1347 | 1549 | 1751 |
| <b>FOR INFORMATION ONLY</b>                                |             |      |      |      |      |      |      |      |
| FAIR MARKET RENT   | 480         | 640  | 711  | 933  | 1216 | 1347 | 1549 | 1751 |
| 50% RENT LIMIT   | n/a         | 833  | 893  | 1071 | 1238 | 1381 | 1523 | 1666 |
| 65% RENT LIMIT   | n/a         | 1064 | 1141 | 1372 | 1576 | 1739 | 1900 | 2061 |
| <b>Lake County, MN HUD Metro FMR Area</b>                  |             |      |      |      |      |      |      |      |
| LOW HOME RENT  | 636         | 848  | 942  | 1137 | 1314 | 1466 | 1618 | 1769 |
| HIGH HOME RENT   | 636         | 848  | 942  | 1236 | 1489 | 1849 | 2021 | 2194 |
| <b>FOR INFORMATION ONLY</b>                                |             |      |      |      |      |      |      |      |
| FAIR MARKET RENT   | 636         | 848  | 942  | 1236 | 1489 | 2076 | 2387 | 2699 |
| 50% RENT LIMIT   | n/a         | 885  | 948  | 1137 | 1314 | 1466 | 1618 | 1769 |
| 65% RENT LIMIT   | n/a         | 1130 | 1213 | 1457 | 1675 | 1849 | 2021 | 2194 |

\*If SRO housing has units with neither food preparation nor sanitary facilities, or with one (food preparation OR sanitary facilities), gross rent may not exceed 75% of the HUD-published FMR limit for a 0-BR unit.