

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

2026 Adjusted HOME Income Limits

Effective Date: June 1, 2026

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100
VERY LOW INCOME-50%AMI	46050	52600	59200	65750	71050	76300	81550	86800
60% LIMITS	55260	63120	71040	78900	85260	91560	97860	104160
LOW INCOME-80%AMI	73650	84200	94700	105200	113650	122050	130450	138900

2026 HOME Program Rents

Effective Date: June 1, 2026

	SRO*	OBR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
LOW HOME RENT	932	1158	1241	1490	1721	1920	2118	2317
HIGH HOME RENT	932	1242	1405	1709	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.*

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

HOME Program Rent and Income Guidelines

(Compiled and provided to owner/manager by AHC)

Northeast Minnesota HOME Consortium

2026 Adjusted HOME Income Limits

Effective Date: June 1, 2026

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Duluth, MN-WI HUD Metro FMR Area (St. Louis County)								
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
Cook County, MN								
30% LIMITS	20600	23550	26500	29400	31800	34150	36500	38850
VERY LOW INCOME-50%AMI	34300	39200	44100	49000	52950	56850	60800	64700
60% LIMITS	41160	47040	52920	58800	63540	68220	72960	77640
LOW INCOME-80%AMI	54900	62750	70600	78400	84700	90950	97250	103500
Itasca County, MN								
30% LIMITS	20600	23550	26500	29400	31800	34150	36500	38850
VERY LOW INCOME-50%AMI	34300	39200	44100	49000	52950	56850	60800	64700
60% LIMITS	41160	47040	52920	58800	63540	68220	72960	77640
LOW INCOME-80%AMI	54900	62750	70600	78400	84700	90950	97250	103500
Koochiching County, MN								
30% LIMITS	20600	23550	26500	29400	31800	34150	36500	38850
VERY LOW INCOME-50%AMI	34300	39200	44100	49000	52950	56850	60800	64700
60% LIMITS	41160	47040	52920	58800	63540	68220	72960	77640
LOW INCOME-80%AMI	54900	62750	70600	78400	84700	90950	97250	103500
Lake County, MN								
30% LIMITS	21000	24000	27000	29950	32350	34750	37150	39550
VERY LOW INCOME-50%AMI	35000	40000	45000	49950	53950	57950	61950	65950
60% LIMITS	42000	48000	54000	59940	64740	69540	74340	79140
LOW INCOME-80%AMI	55950	63950	71950	79900	86300	92700	99100	105500

2026 Adjusted HOME Rent Limits

Effective Date: June 1, 2026

	SRO*	0BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Duluth, MN-WI HUD Metro FMR Area (St. Louis County)								
LOW HOME RENT	637	849	948	1137	1314	1466	1618	1769
HIGH HOME RENT	637	849	978	1232	1675	1849	2021	2194
Cook County, MN								
LOW HOME RENT	503	671	888	973	1274	1415	1568	1715
HIGH HOME RENT	503	671	888	973	1288	1415	1627	1840
Itasca County, MN								
LOW HOME RENT	566	754	860	1074	1274	1421	1568	1715
HIGH HOME RENT	566	754	860	1074	1401	1516	1743	1971
Koochiching County, MN								
LOW HOME RENT	503	671	742	973	1243	1415	1568	1715
HIGH HOME RENT	503	671	742	973	1243	1415	1627	1840
Lake County, MN								
LOW HOME RENT	660	880	948	1137	1314	1466	1618	1769
HIGH HOME RENT	660	880	973	1277	1531	1849	2021	2194

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