



## PROGRAM BULLETIN

To: HOME Program Recipients  
From: Carol Ventura, Deputy Director and Michael DiChiaro, Assistant  
Director of Asset Management/Compliance  
Date: June 6, 2017  
Subject: HOME Program 2017 Income and Rent Limits  
Bulletin # 2017-03

This notice is to inform HOME program recipients that the **2017** Income and Rent Limits for the HOME Program have been published by HUD. These new limits will be effective on **June 15, 2017** and are attached for your reference.

The maximum amount of annual gross income that a household may earn to qualify to live in a HOME-assisted unit is called the Income Limit. HUD establishes HOME Income Limits for different localities and adjusts them for household size, from one to eight persons. These limits establish the specific maximum annual dollar amount that a low-income and very low-income household can earn in order to qualify to reside in a HOME unit. HOME income limits are often published at different times than income limits for other programs, such as the Low Income Housing Tax Credit program (LIHTC). Only the published HOME income limits may be used for HOME-assisted units.

It is important to note that when a household receives **tenant-based** rental assistance provided by a Section 8 Program, Housing Choice Voucher, or other funding source, the maximum allowable contract rent for the HOME-assisted unit cannot exceed the applicable HUD-published HOME rent limit. This means that the total rent collected for the unit (subsidy payment plus tenant portion plus utility allowance plus mandatory charges) cannot exceed the HUD-published High or Low HOME rent limit for the unit type (High or Low HOME).

As a reminder, please refer to Rhode Island Housing's **Program Bulletin 2017-02** which details our new policy for approval or disapproval of rents and utility allowances for HOME-assisted properties on an annual basis. The policy states that upon HUD's release of the new HOME Rent Limits each year, HOME-assisted properties have two (2) months to complete and submit their rent and utility allowance schedules and Rent Request Forms to Rhode Island Housing for review. The request form can be found on Rhode Island Housing's website at <http://rhodeislandhousing.org/sp.cfm?pageid=570> along with other important HOME forms and publications.

Completed forms should be sent to: [homerent-uarequests@rihousing.com](mailto:homerent-uarequests@rihousing.com). and must be received no later than August 15, 2017. If you have any questions about this Program Bulletin, please contact Brittany Toomey, HOME Compliance Specialist at 401-429-1455 or [btoomey@rihousing.com](mailto:btoomey@rihousing.com).

One Attachment