

New HOME Rule	Current	Update	Implementation
Income determinations and verifications eCFR :: 24 CFR 92.203 -- Income determinations.	OHCS adopted this allowed methodology in 2025--current HOME Compliance Manual has incorporated the rules already.	Aligns with HOTMA using HUDs verification hierarchy methods and income determinations. Improves implementation	Implemented 7/1/25.
Asset Verification	Current rule sends off the 3rd party asset verification form for all move-ins.	Aligns with HOTMA. Allows self-certification of assets if under the current asset threshold at move-in and recert, except during IDIS years.	HOME Final Rule (HFR) effective date started 04/20/2025. OHCS will adjust HOME manual to allow new rule.
Rental Assistance not included in Gross Tenant Rent (GTR)	Pre-2025 HOME Final Rule any rental assistance received from a Housing Choice Voucher, Project Based Voucher, or any other assistance from a local agency must be included in the Gross Tenant Rent.	HOME will no longer add any federal, state or local subsidy payments as part of the 'Gross Tenant Rent "GTR"'. (Tenant rent + UA=GTR.) This removes the requirement to include tenant based rental assistance in the Gross Tenant Rent Calculation; aligns with Project Based Rental Assistance (PBS8)	HFR effective date was 04/20/2025. OHCS will allow the new rule and adjust our HOME manual. Aligns with LIHTC program and HOME with PBS8.
Subsidy payment standard allowed	Currently HOME units cannot accept the voucher payment standards, as they are almost always higher than the HOME Max rent limits. Also, tenant gross rent can never be more than the HOME rent limit.	Aligns with LIHTC and HUD. Allow owners to collect the voucher payment standard of any federal, state, or local rental assistance over the maximum HOME rent limit. Also allows the gross tenant rent to exceed the rent limit as long as the tenant is receiving one dollar (\$1.00) in rental assistance.	HFR effective date was 04/20/2025. The revised HOME rule states "Any federal, state or local government rental assistance program". It also states this is for any HCV, PBV and PBRA payments. It is no longer limited to be only Project-based. Aligns with LIHTC and HUD.
Over-Income tenants in LIHTC/HOME units	Same. Only has older language that is not as clear for never charging more than the LIHTC maximum rent for over-income households when adjusting rents from over-income households.	HFR updated existing language for better clarification that states that an over-income households rent cannot go over the LIHTC max rent if the household goes over the HOME 80% income limit.	Unchanged regulation. Applies to only HOME layered with LIHTC; allows a PJ to not require partners to calculate adjusted income to determine the tenant's rent.

<p>Rent compliance in Low-HOME with LIHTC</p>	<p>Current rule states that the owner must use the most restrictive rent between the LIHTC/HOME program maximums.</p>	<p>States that a Low-HOME unit with LIHTC will be considered Low-HOME if the Gross Rent charged for that unit meets the LIHTC Rent Restriction.</p>	<p>Low-HOME units layered with LIHTC: A unit will be considered Low-HOME if the Gross Rent charged for the unit meets the LIHTC Rent Restriction (24 CFR 92.252 (a)(2)(iii) New HOME Commitments: Not eligible at move-in; annual recertifications only at 60% AMI or greater. Existing HOME properties: Not eligible at move-in; subject to regulatory document review and only at annual recertification with household income at 60% AMI or greater.</p>
<p>Safe Harbor income determinations</p>	<p>Currently our HOME manual states O/A must accept documentation from the rental assistance agencies but does not state this for public assistance agencies. It does NOT allow for this acceptance of Move-Ins. Only recertifications</p>	<p>Update changed from the PJ MUST require O/A to accept, to O/A MAY accept public assistance and rental assistance agency documentation to determine household income.</p>	<p>Will need to update the HOME manual to say MAY instead of MUST. Updated manual 05/2026.</p>
<p>New Tenant Protection and Selection</p>	<p>Using current protections listed on the HOME Lease Compliance form (HLCF)</p>	<p>Indefinitely Delayed by HUD on April 29, 2026</p>	<p>No change in current protections.</p>