


OREGON HOUSING AND COMMUNITY SERVICES

2025 HOME Final Rule



May 20, 2026
Dawn Cockrum, Multifamily Program Analyst in Portfolio Support

2026 AHMA Symposium

Raise of Hands Poll

Question: HOME Experience. How many of you have been working with the HOME program?

- A) 1 year or less
- B) 2 to 4 years
- C) 5 or more years
- D) Don't work with HOME but I am here to learn

2026 AHMA Symposium

HOME Investment and Partnership Program

HOME

2013 HOME Final Rule

- 2013 – Enacted
- 2015 – Applicability Chart published

2025 HOME Final Rule

- January 6, 2025: Published Final Rule in Federal Register with effective date of February 05, 2025. [2024-29824.pdf](#)
- February 3, 2025: Published revised effective date to April 20, 2025, in Federal Register. [_2025-02088.pdf](#)

*Recent Revisions to the HOME Final Rule

On April 30th and May 1st of 2026, HUD announced its Recission or Indefinite Delay on three (3) key final rule regulations that had a compliance implementation date by April 30, 2026.

- **Tenant Protections**-Indefinitely delayed by HUD on April 29, 2026: [2026-08339 \(91 FR 23014\)](#)
- **Maximum per-Unit Subsidy Limits**-Indefinitely delayed by HUD on April 29, 2026: [2026-08339 \(91 FR 23014\)](#)
- **Green and Resilient Property Standards in HOME-assisted units**-Rescinded on May 01, 2026: [2026-08531 \(91 FR 23450\)](#)

2026 AHMA Symposium

Looking Back – How We Got Here

The 2025 HOME Final Rule changed the HOME statute and existing HOME program regulations through an extensive and comprehensive review which recognized opportunities to improve and better align regulatory provisions with other programs.

The 2025 HOME Final Rule also incorporates changes made by the HOTMA and NSPIRE Final Rules and suggested further revisions to the HOME regulations to better meet HOTMA and NSPIRE requirements.

2026 AHMA Symposium

HUD Fact Sheet: 2025 HOME Final Rule HOME

[HOME-Final-Rule-Fact-Sheet.pdf](#)

HUD's stated goal with the final rule was to revise the current HOME regulations to:

- update,
- simplify, or streamline requirements,
- better align the program with other Federal housing programs, and
- implement recent amendments to the HOME statute.

The rule also includes minor revisions to the regulations for the

- Community Development Block Grant (CDBG), and
- Section 8 Housing Choice Voucher Programs consistent with the implementation of the changes to the HOME program.

➤ Focus of today's discussion is on Rental Housing

2026 AHMA Symposium

2025 HOME Final Rule: Nine Primary Areas

The final rule focuses on nine primary areas:

1. **Rental Housing**
2. **Tenant-based Rental Assistance**
3. * Tenant Protection
4. Homebuyer Housing
5. Community Land Trusts
6. Community Housing Development Organizations (CHDOs)
7. * Maximum per-Unit Subsidy Limits
8. * Green and Resilient Property Standards in HOME-assisted units
9. Periods of Affordability
 - * Rescinded or delayed indefinitely

Qualification as Affordable Housing: Rental Housing – 24 CFR 92.252



Rent Limits do not apply to Federal, State or local rental assistance or subsidy payments. 24 CFR 92.252(a) ****NEW****



Improved and made more accurate in the language of the regulatory text in the description of the Low HOME rent applicable to the family. 92.252(a)(2)(ii) ****UPDATED****



Allows for the alignment with the Low-Income Housing Tax Credit (LIHTC) program. Revised 92.252(a) (2) (ii). ****NEW****

Qualification as Affordable Housing: Rental Housing – 24 CFR 92.252



Clarified that in addition to telephone, "cable and broadband" are not included in the utility allowance. 192.252(b) ****UPDATED****



Updated language on utility allowance methods to include the public housing authority (PHA) in addition to the HUD Utility Schedule Method (HUSM), or another method allowed by HUD. 92.252(b) ****NEW****

2026 AHMA Symposium

Income Determinations – 24 CFR 92.203

- Owners may accept the determination of a family’s annual income from the rental assistance provider for Federal or State project-based subsidy (public housing agency, etc.), or a Federal tenant-based rental assistance program (housing choice vouchers). 24 CFR 92.203(i)(2) ****AMENDED****
 - HUD replaced the word “MUST accept” to “MAY accept”
 - Means management may accept a 50059 or a 50058 as verification of income

- Assets can be established by Self-Certification for move-ins if the assets are under the current threshold. 92.203(e)(1) and 24 CFR 5.618 (b)(1) ****NEW****
 - HUD changed this rule to align with HOTMA and the LIHTC program
 - Assets must still be verified during the Integrated Disbursement & Information System (IDIS) years

2025 ANIA Symposium

HOME Methods of Verification

Owner/Agents must follow HUD’s verification hierarchy (see HUD Notice H 2023-10 / PIH 2023-7) which lists verification documentation from most acceptable to least acceptable.

Level	Verification Technique	Ranking Order of Acceptability
5	Upfront Income Verification (UIV) using non-EIV system – e.g., The Work Number, web-based state benefit systems	Highest
4	Written third-party verification from the source provided by the tenant – e.g., paystubs, bank statements, benefit letters, etc.	High
3	Written, Third-Party Verification Form	Medium – use if applicant or tenant is unable to provided Level 4 documentation.
2	Oral, third-party verification	Medium
1	Self-Certification (not third-party)	Low – use as last resort if unable to obtain any third-party or if specifically permitted.



*Adapted from Table J2: Verification Hierarchy from HUD Notice H 2023-10 / PIH 2023-7.

Rent Limits do not apply to Federal, State or local rental assistance or subsidy payments. 24 CFR 92.252(a)

It was determined that the Housing and Economic Recovery Act of 2008 (HERA) promotes alignment and where a family is participating in a program where the person pays thirty percent (30%) of their monthly adjusted income or ten percent (10%) of their monthly adjusted income as a contribution under that program then the maximum rent due from the family is the family’s contribution.

- Applies to both High or Low HOME Rent unit.

Provides clarity on whether an owner could accept the full contract rent or payment standard, in a HOME-assisted unit that was also receiving Section 8 or other forms of rental assistance even if the tenant was low income and governed by the High HOME Rent provisions of 92.252(a)(1)

2025 ANIA Symposium

PHA Utility Allowance Allowed



- New regulation allows units with HOME funds to use the Public Housing Authority's (PHA) utility allowance schedule now. This rule is retroactive and supersedes the 2013 HOME final rule restriction.
- It is important that owners remember to notify OHCS at the beginning of the 90-day implementation period "Before" changing a UA method. This is a requirement for all program types, not just HOME.
- Changing a UA method notifications can currently be emailed to OHCS at ARH.portfolio@hcs.oreg.on.gov

2026 AHMA Symposium

Asset Verification

New Asset Self-Certification guidance will be updated in our 2026 HOME Compliance Manual.

Aligns with the LIHTC move-in process.

Current asset inclusions and exclusions are in the 2024 HOME Compliance Manual

2026 AHMA Symposium

Asset Limitations, Adjusted Income & Deductions and the Passbook Rate

- HUD announced they will update the Inflationary Values each year by the end of August.
- To stay current on the asset thresholds, adjusted income, deductions and passbook rates visit HUD's site here: [Annual Inflationary Adjustments and Passbook Rate | HUD USER](#)

Did you know?

On January 1, 2026, these income exclusions and deductions changed.

- Earned income for dependent full-time students=\$500
- Adoption Assistance Income=\$500
- Elderly/Disabled deduction=\$550
- Dependent deduction=\$500
- Passbook rate=\$0.40

2026 AHMA Symposium

Assets Redefined: Asset Self-Certification, and Asset Self-Certification Worksheet

Eligible Events:

- Move-Ins
- Years where Self-Certifications are allowed
- HOME must verify assets during DIS years

2026 AHMA Symposium

Asset Self-Certification – CM.04

❖ Replaces 3rd party verifications

- ❖ Inflationary Index
 - 2025 \$51,600
 - 2026 \$52,787

❖ Assets New Definitions

- Necessary
- Non-Necessary
- Real Estate

Use with Asset Self-Certification Worksheet – CM.04a

The following is not an exhaustive list of examples that describe necessary and non-necessary personal property

Necessary Personal Property	Non-Necessary Personal Property
<ul style="list-style-type: none"> • Characteristics that a family relies on for participation in normal activities (e.g., beds, motor-vehicle, wheelchair, scooter) • Furniture, carpets, items, appliances • Common appliances • Common electronics (e.g., radio, television, DVD player, gaming console) • Clothing • Personal effects that are not luxury items (e.g., high heels) • Working and engagement rings • Jewelry used for religious/cultural celebrations and ceremonies • Religious and cultural items • Medical equipment and supplies • Health care-related supplies • Personal computers, phones, tablets, and related equipment • Professional tools of trade of the family, for eligible professional family • Educational materials and equipment used by the family, including educational materials for use with the internet • Equipment used for exercising (e.g., treadmill, stationary bike, weights, dumbbells, etc. equipment) 	<ul style="list-style-type: none"> • High-end electronic devices, including, but not limited to, smartphones, tablet devices, all-in-one computers (iPads) • Bank accounts or other financial investments (e.g., checking account, savings account, investments) • Recreational boats/watercraft • Expensive jewelry without religious or cultural value, or which does not have family significance • Collectibles (e.g., coins/stamps) • Equipment/property that is not used to generate income for a business • Items such as gemstone/jewelry, metals, antique cars, artwork, etc.

Workshop-Asset Self-Certification and the Worksheet



2026 AHMA Symposium



Additional Information

❖ Please be aware that if this applicant/tenant was receiving HUD Section 8 (PBR A or HCV) they may not qualify for the unit. There are asset limitations for move-ins and/or recerts depending on the owners' policies and procedures. The 2026 asset limitation is \$105,574 for these programs. [Imputed Income Limitation](#)

Calculation Component	Adjusted Item	Regulatory Reference	Amount	Applicable Programs ¹
Asset Limitation	Eligibility restriction on net family assets	24 CFR § 5.618(a)(1)(i)	\$105,574	Section 8 PBR A, 2028, HCV, Public Housing, Section 8 Mod Rehab, Section 8 Mod Rehab SRO, HOPWA

Additional Information- Cont.

- ❖ If assets are over the threshold and need to be verified, HOME adapted the HOTMA verification methods which no longer require HOME units to obtain a 6-month balance on checking accounts. A **current statement** is sufficient.
- ❖ OHCS is updating some of our Mandatory and Recommended forms to adjust to the HOME Final Rule (HFR) rent and subsidy changes, as well as for other programs. They should be posted soon.
- ❖ The updated OHCS 2026 HOME/HTF/HOME ARP Compliance Manual is coming soon! We have added the new 2025 HFR regulations and some helpful resource links for the user to access.
- ❖ 2026 FAQ's are coming! They will include LHFC, HOME and Housing Trust Fund Q & A's.
- ❖ Please keep an eye out for Technical Advisory's (TA) announcing these updates.

Poll

Question: After today's presentation, do you feel more confident about understanding the key changes in the 2025 HOME Final Rule?

- A) Very confident
- B) Somewhat confident - *Need more training on specifics*
- C) Not confident - *This is new information*
- D) Unsure

Recent Technical Advisories

- February 20, 2026-Change to Tenant Income Certification Requirements for 100% LIHTC Projects (no full certs for 1st annual)
- April 08, 2026- Updated Process to Management Agent Packets (MAPs) and Submissions
- April 15, 2026 – Technical Advisory announcing the anticipated posting for the 2026 Income and Rent Limits would occur in mid-May. The TA also introduced information regarding the new OHCS Income and Rent Limits Dashboard.
- May – Watch for a Technical Advisory announcing the new limits and a reminder of OHCS' new Dashboard platform by the end of the month.

2026 AHMA Symposium

Technical Advisories

- Sign up to receive TA notices
[Oregon Housing and Community Services : Technical Advisories : Housing Development : State of Oregon](#)

2026 AHMA Symposium



Questions?



If you would like a copy of today's presentation, please email Dawn at Dawn.coak@ohcs.Oregon.gov and one will be sent to you.

