

# HOME-ARP RHD - Allowable Rent Chart

Updated: 5/20/25

**Acronyms:** CoC = Continuum of Care; FMR = Fair Market Rate; HCV = Housing Choice Vouchers; HH = Household; HHI = Household Income; LI = Low Income; LIHTC = Low Income Housing Tax Credits; QP = Qualifying Population

Population	Time Period	Eligibility	HH Income	Rent (including Utilities)	Income Determination Source
QPs	Initial Occupancy Forward	<p>All QPs are eligible. HOME-ARP <b>doesn't impose</b> HHI restrictions for QP units at <i>initial occupancy (beyond the QP definitions that have income determination as part of them)</i>.</p> <p>Income determination is limited to calculating affordable rental contribution, or establishing eligibility for another funding source in the unit that imposes income restrictions (ex. LIHTC).</p>	Up to or at 50% CMI	<p>No-Subsidy Limit: 30% of the QP HH's Income. This must be no more than LOW-HOME Rent or FMR whichever is lower.</p> <p>Subsidy Limit: The project can charge the rent allowable under the Federal or State project-based rent subsidy program, but the QP HH's can be charged no more than 30% of the HH's Income. The program must be charged the balance. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e.. the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	At initial occupancy use 24 CFR 5.609 (Section 8/HCV income calculation) unless the household is assisted by a state or federal project-based rental subsidy or receiving federal tenant-based rental assistance. When a unit is assisted by a state or federal project-based rental subsidy or a household is receiving a federal tenant-based subsidy (e.g., Housing Choice Voucher), then the income determination of the public housing agency, Section 8 project owner, or CoC subrecipient's determination of income must be accepted. HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i) or (iii).
			Over 50% but at or below 80% CMI	<p>No-Subsidy Limit: The lesser of HIGH-HOME Rent or FMR.</p> <p>Subsidy Guidelines: The project can charge the rent allowable under the Federal or State project-based rent subsidy program, but the QP HH's can be charged no more than 30% of the HH's Income. The program must be charged the balance. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e.. the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	At initial occupancy use 24 CFR 5.609 (Section 8/HCV income calculation) unless the household is assisted by a state or federal project-based rental subsidy or receiving federal tenant-based rental assistance. When a unit is assisted by a state or federal project-based rental subsidy or a household is receiving a federal tenant-based subsidy (e.g., Housing Choice Voucher), then the income determination of the public housing agency, Section 8 project owner, or CoC subrecipient's determination of income must be accepted. HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i) or (iii).
			Over 80% CMI	Must charge rent equal to 30% of the HH's Income, or if in a LIHTC project rent governed by section 42. If the units are floating (not fixed), HHs that no longer qualify as low-income (80%+ CMI) are not required to pay as rent an amount that exceeds the FMR for comparable, unassisted units in the neighborhood.	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i) or (iii).

Population	Time Period	Eligibility	HH Income	Rent	Income Determination Source
LI	Initial Occupancy Forward	HH must have an HHI (defined in 24 CFR 5.609) that is equal or lesser than 80% CMI at <i>initial occupancy</i> .	Up to or at 50% CMI	<p>No-Subsidy Limit: HIGH-HOME, or FMR whichever is lower.</p> <p>Subsidy Guidelines: The project can charge the rent allowable under the Federal or State project-based rent subsidy program. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e.. the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).

			Over 50% but at or below 80% CMI	<p>No-Subsidy Limit: HIGH-HOME, or FMR whichever is lower.</p> <p>Subsidy Guidelines: The project can charge the rent allowable under the Federal or State project-based rent subsidy program. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e., the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	25 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).
			Over 80% CMI	<p>Must charge rent equal to 30% of the HH's Income, or if in a LIHTC project rent governed by section 42. If the units are floating (not fixed), HHs that no longer qualify as low-income (80%+ CMI) are not required to pay as rent an amount that exceeds the FMR for comparable, unassisted units in the neighborhood.</p>	26 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).

Population	Time Period	Eligibility	HH Income	Rent	Income Determination Source
Any in SRO	Initial Occupancy Forward	QP or LI	At or below 80% CMI	<p>No-Subsidy Limit: 0-bedroom FMR - if the SRO has both sanitary and food preparation facilities.</p> <p>Subsidy Guidelines: The project can charge the rent allowable under the Federal or State project-based rent subsidy program. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e., the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).
			Over 80% CMI	<p>See QP and LI rent guidelines above. The applicable FMR for unit remains the same at 0-bedroom FMR.</p>	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).
Any in SRO w/ only sanitary facilities	Initial Occupancy Forward	QP or LI	At or below 80% CMI	<p>No-Subsidy Limit: 75% of 0-bedroom FMR if the SRO only has sanitary facilities and does not have food preparation facilities.</p> <p>Subsidy Guidelines: The project can charge the rent allowable under the Federal or State project-based rent subsidy program. If the HH receives tenant-based assistance, the rent is the rent permissible under the applicable program (i.e., the HH's rental contribution plus the rental subsidy allowable under the rental assistance program).</p>	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).
			Over 80% CMI	<p>See QP and LI rent guidelines above. The applicable FMR for unit remains the same at 75% of 0-bedroom FMR.</p>	24 CFR 5.609 (Section 8/HCV income calculation). HHI must be reviewed each year and rental contribution reassessed using 24 CFR 92.203(a)(1)(i).

## HOME-ARP RHD - Allowable & Unallowable Rental Assistance Chart

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Types of Rental Assistance	Eligible to use in a HOME-ARP RHD project?	Caveats & Notes
Rapid Rehousing (RRH)	Yes	Only if funded by CoC or HAP. Cannot be supported by ESG.
Tenant Based Rental Assistance (TBRA)	Yes	
HOME-ARP Rental Assistance	Depends	If the organization that is providing the rental assistance is not associated with the HOME-ARP RHD project, then it can be used. If the organization that is providing the rental assistance was/is associated with the HOME-ARP RHD project (i.e. owner, developer, property manager, etc.), then it cannot be used.
Permanent Supportive Housing (PSH)	Depends	If the organization that is providing the PSH is not associated with the HOME-ARP RHD project, then it can be used. If the organization that is providing the PSH was/is associated with the HOME-ARP RHD project (i.e. owner, developer, property manager, etc.), then it cannot be used.
Project Based Rental Assistance (PBRA)	Depends	If the organization that is providing the PBRA is not associated with the HOME-ARP RHD project, then it can be used. If the organization that is providing the PBRA was/is associated with the HOME-ARP RHD project (i.e. owner, developer, property manager, etc.), then it cannot be used.