**RHD FORM 5**

**UNIT DATA**

HOME Program requests are subject to the following calculations:

1. Determine the Rent Category for each unit size being considered for HOME funds.
2. Multiply the Rent Category Sq. Ft. rate by the proposed unit’s square footage.
3. Make a comparison of the maximum unit amount against the project calculation to determine the maximum request.
4. Add the amounts for all proposed HOME units to be considered in the application.

**RHD TABLE 1 – NON-CHDO**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **RENT CATEGORY** | Bedrooms in Unit | **0** | **1** | **2** | **3** | **4** |
|  | **MAX. SQ. FT.** | **400** | **700** | **900** | **1200** | **1350** |
|  | **SQ. FT. RATE** |  |  |  |  |  |
| **HIGH-(60%)** | **$45.00** | ***n/a*** | **$31,500** | **$40,500** | **$54,000** | **$60,750** |
| **LOW-(50%)** | **$65.00** | ***n/a*** | **$45,500** | **$58,500** | **$78,000** | **$87,750** |
| **SUB-(30%)** | **$90.00** | ***n/a*** | **$63,000** | **$81,000** | **$108,000** | **$121,500** |
| ***SRO-(30%)*** | ***$105.00*** | ***$42,000*** | ***n/a*** | ***n/a*** | ***n/a*** | ***n/a*** |

**RHD TABLE 2 - CHDOs ONLY (*CHDO certification required*)**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **RENT CATEGORY** | Bedrooms in Unit | **0** | **1** | **2** | **3** | **4** |
|  | **MAX. SQ. FT.** | **400** | **700** | **900** | **1200** | **1350** |
|  | **SQ. FT. RATE** |  |  |  |  |  |
| **HIGH-(60%)** | **$53.00** | ***n/a*** | **$37,100** | **$47,700** | **$63,600** | **$71,550** |
| **LOW-(50%)** | **$75.00** | ***n/a*** | **$52,500** | **$67,500** | **$90,000** | **$101,250** |
| **SUB-(30%)** | **$105.00** | ***n/a*** | **$73,500** | **$94,500** | **$126,000** | **$141,750** |
| ***SRO-(30%)*** | **$120.00** | ***$48,000*** | ***n/a*** | ***n/a*** | ***n/a*** | ***n/a*** |

**RHD FORM5**

**UNIT DATA**

### UNIT REQUIREMENTS

The HOME Program Guidelines and restrictions stipulated by HUD regulations include rent and income limits. HUD annually publishes HIGH and LOW rent limits, as well as income limits per county or Metropolitan Statistical Area. The HUD published or calculated HOME rent limits are defined to include unit rent and utilities.

#### Rent limits are published on the hudexchange:

#### <https://www.hudexchange.info/programs/home/home-rent-limits/>

#### Income limits are published on the hudexchange:

#### <https://www.hudexchange.info/programs/home/home-income-limits/>

**Unit Designations**

The DEHCR RHD Program allows for four Unit Category Designations targeted to different income groups.

|  |
| --- |
| **HIGH** |
| Household gross income not to exceed 60% CMI at initial occupancy.  Income Limit: The “**60% Limits**” from the Adjusted HOME Income Limits.  Rent Limit: The rent with utility allowance may not exceed the “**HIGH HOME Rent Limit**” from HOME Program Rents. |
|  |
| LOW |
| Household gross income not to exceed 50% CMI at initial occupancy.  Income Limit: The “**Very Low Income**” limit from the Adjusted HOME Income Limits.  Rent Limit: The rent with utility allowance may not exceed the “**LOW HOME Rent Limit**” from HOME Program Rents. |
|  |
| SUB |
| Household gross income not to exceed 30% CMI at initial occupancy.  Income Limit: The “**30% Limits**” from the Adjusted HOME Income Limits.  Rent Limit: The rent with utility allowance may not exceed **half of the** “**65% Rent Limit**” from HOME Program Rents. |
|  |
| SRO |
| This unit designation is special and is rarely used, (see description below).  Income Limit: The “**30% Limits**” from the Adjusted HOME Income Limits.  Rent Limit: The rent with utility allowance may not exceed **75% of** “**Fair Market Rent**” **of the** **Efficiency (0-bedroom unit)** from HOME Program Rents.  Single Room Occupancy (SRO) housing means housing consisting of single room dwelling units. SRO units are required to contain either food preparation or sanitary facilities, however it may contain both facilities, if the project activity is new construction, conversion of non-residential space, or reconstruction. Exceptions for acquisition or rehabilitation of an existing residential structure, may allow for neither food preparation nor sanitary facilities to be in the unit. If the units do not contain sanitary facilities, the building must contain sanitary facilities that are shared by tenants. SRO does not include facilities for students. |

**RHD applicants will be required to include a minimum of one 30% CMI unit in their mix of HOME assisted units.** In any single project, 20% of the HOME assisted units must be restricted for persons who initially are at or below 50% CMI. The HOME assisted units fixed in categories of LOW (50%), SUB (30%) or SRO (30%) units shall satisfy this requirement.

**RHD FORM 5**

**UNIT DATA**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **HIGH Units** | | 60% CMI |  |  |  |  |  |  |  |  |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Utility  Allowance | HOME published rent | LIHTC or Sec.8 | Unit Sq. Ft. | Sq. Ft. Rate | Sq. Ft. Calculation | HOME Request | % of Unit Cost |
| 0 |  |  |  |  |  |  |  |  |  |  |  |
| 1 |  |  |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **TOTALS** |  |  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **LOW Rent Units** | | 50% CMI |  |  |  |  |  |  |  |  |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Utility  Allowance | HOME published rent | LIHTC or Sec.8 | Unit Sq. Ft. | Sq. Ft. Rate | Sq. Ft. Calculation | HOME Request | % of Unit Cost |
| 0 |  |  |  |  |  |  |  |  |  |  |  |
| 1 |  |  |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **TOTALS** |  |  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **SUB Rent Units** | | 30% CMI |  |  |  |  |  |  |  |  |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Utility  Allowance | HOME published rent | LIHTC or Sec.8 | Unit Sq. Ft. | Sq. Ft. Rate | Sq. Ft. Calculation | HOME Request | % of Unit Cost |
| 0 |  |  |  |  |  |  |  |  |  |  |  |
| 1 |  |  |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **TOTALS** |  |  |  |  |  |  |  |  |  |  |  |

**RHD FORM 5**

**UNIT DATA**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **SRO Rent Units** | | 20% CMI |  |  |  |  |  |  |  |  |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Utility  Allowance | HOME published rent | LIHTC or Sec.8 | Unit Sq. Ft. | Sq. Ft. Rate | Sq. Ft. Calculation | HOME Request | % of Unit Cost |
| 0 |  |  |  |  |  |  |  |  |  |  |  |
| 1 |  |  |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
| **TOTALS** |  |  |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Other Restricted Rent Units** | | |  |  |  |  |  |  | |  | |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Utility Allowance | LIHTC or Sec.8 | Actual Sq. Ft. |  |  | Utilities | | Included in Rent?  (Yes or No) | |
| 0 |  |  |  |  |  |  |  |  | Electricity | |  | |
| 1 |  |  |  |  |  |  |  |  | Heat | |  | |
| 2 |  |  |  |  |  |  |  |  | Air Conditioning | |  | |
| 3 |  |  |  |  |  |  |  |  | Water | |  | |
| 4 |  |  |  |  |  |  |  |  | Sewer | |  | |
|  |  |  |  |  |  |  |  |  | Trash | |  | |
| **TOTALS** |  |  |  |  |  |  |  |  | Other | |  | |

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Market Rate Rent Units** | | |  |  |  |  |  |  | |  | |  |
| Unit Size # of bedrooms | # of Units | # Units Accessible | Expected Rent | Actual Sq. Ft. |  |  |  |  | Total Proposed Uses | | Total Number of Units | |
| 0 |  |  |  |  |  |  |  |  | HIGH Rent Units | |  | |
| 1 |  |  |  |  |  |  |  |  | LOW Rent Units | |  | |
| 2 |  |  |  |  |  |  |  |  | SUB Rent Units | |  | |
| 3 |  |  |  |  |  |  |  |  | SRO Rent Units | |  | |
| 4 |  |  |  |  |  |  |  |  | Other Restricted Rent Units | |  | |
|  |  |  |  |  |  |  |  |  | Market Rate Rent Units | |  | |
| **TOTALS** |  |  |  |  |  |  |  |  | TOTAL Units | |  | |

**RHD FORM5**

**UNIT DATA**

**Special Populations to be Served** (if applicable)

|  |  |  |  |
| --- | --- | --- | --- |
| Identified  Populations | Total Number  of Units | Number of HOME  assisted units |  |
| Frail Elderly |  |  |  |
| Persons with a Disability (specify) |  |  |  |
| Veterans |  |  |  |
| Homeless |  |  |  |
| Large Families  (4+ Persons) |  |  |  |
| Other (specify) |  |  |  |

**Equipment to be Included in Each Unit**

Stove/frig  Attached Garage  Disposal

Air Conditioning  Microwave  Dishwasher

Window Treatments  Washer/Dryer  Laundry Facilities

Patio/Balcony  Separate Entrances  Other

**Commercial Space**

Will there be commercial facilities/space?

Yes   No

If yes, describe:

Identify source of funds used to pay for this space:

**Parking on Site**

Yes  No  Included or  Optional

Garages or  Spaces # of spaces:

**Recreational/Common Facilities on Site**

Yes  No

Describe:

**Describe community linkages** (e.g., proximity to public transportation, shopping, etc.)