

## HOME Rent Rules

Calculation is based on current HOME Rent Limits and Utility Allowance Schedule.

- Make sure you look up the most up-to-date information.
- HOME Rents are published by HUD annually in February or March.
- Utility Allowances are usually published by the Housing Authority of Contra Costa County.
- Both schedules are posted at [www.cccounty.us/affordablehousing](http://www.cccounty.us/affordablehousing)

Maximum rent chargeable = Appropriate Rent Limit – Utility Allowance

- Make sure that you use the right level (30%, 50% or 60%) for your calculation.
- Make sure that you incorporate all of the utility categories that apply. (See attached sample.)
- “Range/Microwave” and “Refrigerator” allowance is included when the tenant supplies the appliance. It’s probably safe to assume that most tenants have a microwave.

Housing Choice Vouchers: Rents on HOME units cannot exceed the “high HOME” or “65 percent rent limit” even if a tenant has a Section 8 voucher.

Project-Based Section 8: Rents are based on fair market rent, so rents on HOME units that are also a Project-Based Section 8 unit can exceed “high home” or “65 percent rent limit”.

Rents cannot be increased more than once per year and require County approval. (See attached Rent Increase Request Form.)

- Submit request to the County for approval 60 days before the effective increase date.
- Tenants must be notified of the increase at least 30 days before it is in effect.
- Rent Increase Request Form can be downloaded from [www.cccounty.us/affordablehousing](http://www.cccounty.us/affordablehousing)

If a tenant household becomes “over-income” for their unit designation (i.e. household income is 47% AMI in a 30% unit), and the project has identified a replacement unit (making the project in compliance with the regulatory agreement), then they are no longer a HOME unit and their rent can be increased.

- Consult your regulatory agreement for the allowable rent increase.
- Make sure you report the change in HOME assisted units with the next Rent Increase Request Form or annual monitoring rent roll.

If the income of a household in a HOME-assisted unit increases to more than 80% AMI, then their rent should be increased to the lesser of 30% of their income or fair market rent.

- Make sure you report the change in HOME assisted units with the next Rent Increase Request Form or annual monitoring rent roll.