

OREGON HOUSING AND COMMUNITY SERVICES

2025 HOME Final Rule



May 20, 2026

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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

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- **Green and Resilient Property Standards in HOME-assisted units**-*Rescinded on May 01, 2026:* [2026-08531 \(91 FR 23450\)](#)

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.

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**

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)(iii). ****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, i 92.252(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****

New HOME Rule	Update	Current	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 and currently 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.

New HOME Rule	Update	Current	Implementation
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 140% 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.
Rent compliance in Low-HOME with LIHTC	Current rule states that the owner must use the most restrictive rent between the LIHTC/HOME program maximums.	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.	OHCS need to have a discussion on this rule and decide if we want to be more restrictive and not allow it. It appears it will cause financial burdens to the tenants. If we allow this it means a tenant could be charged 60% LIHTC rent in a 50% Low-HOME and still be in compliance. This also would cause a policy change in the Regulatory agreements in the "Most Restrictive Rent" area. Not allowing it and choosing it to be more restrictive would require a notification to partners and a mention in our HOME manual.
Safe Harbor income determinations	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	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.	Will need to update the HOME manual to say MAY instead of MUST.
New Tenant Protection and Selection	Using current protections listed on the HOME Lease Compliance form (HLCF)	Indefinitely Delayed by HUD on April 29, 2026	No change in current protections.

2025 HOME Final Rule-Key Changes Discussed Today

**Income
Determinations
and Verification
Methods-Aligns
with HOTMA**

**Rental
Assistance No
Longer Included
in Gross Tenant
Rent**

**Rent Limits Do
Not Apply with
Rental
Assistance
(Federal, State,
Local)**

**Over-Income
Tenants in
LIHTC/HOME
units**

**Rent
Compliance in a
Low-Home unit
with LIHTC**

**Rental
Assistance Safe
Harbor Income
Determination**

**PHA Utility
Allowance
allowed in all
HOME units
regardless of
year funded**

**Asset Verification
Methods-Allows
for self-
certification of
assets**

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(1)(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

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)

Old Gross Rent Example

- Prior to the 2025 final rule, the owner could only receive **\$951** of a \$1,759 voucher value to stay in HOME compliance with the maximum rent regulation
- (TR + UA+ Subsidy=Gross Rent).

PART VI. DETERMINATION OF INCOME ELIGIBILITY		
TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: From Part V. on Page 1	\$ 25,000	Household Meets Income Restriction at % MFI: <input type="checkbox"/> 80% <input type="checkbox"/> 60% <input checked="" type="checkbox"/> 50% <input type="checkbox"/> 30%
Current Income Limit per Family Size:	\$ 29,900	
Household Income at Move-In:	\$ 25,000	
		RECERTIFICATION ONLY: Current 80% MFI Income Limit (per family size): \$ _____ Household Income exceeds 80% at recertification: <input type="checkbox"/> Yes <input type="checkbox"/> No
		Household Size at Move-In: 4 Current Household Size: 4
PART VII. RENT		
Tenant Rent:	\$ 400	Unit Meets Rent Restriction at: <input type="checkbox"/> High HOME <input checked="" type="checkbox"/> Low HOME
Utility Allowance:	\$ 135	<input type="checkbox"/> Group Home
Rental Assistance:	\$ 551	
Any Non-Optional Charges:	\$ 0	
Gross Rent for Unit (See Instructions):	\$ 1,086	Please check required designation: <input type="checkbox"/> Fixed Unit <input checked="" type="checkbox"/> Floating Unit
Maximum Gross Rent Limit for this unit: (High, Low, or FMR HOME Published Rent)	\$ 1,086	
HOME maximum published gross rents may be exceeded only if:		- rental assistance of \$1.00 must be paid, and - household rent paid = 30% of adjusted income, or - household rent paid = 10% of the family's gross income
Is the source of Rental Assistance Federal, State, or local?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, what is the source of the assistance?
PART VIII. STUDENT STATUS		
Are ANY Household Members Students?	If yes, enter Student Explanation* and attach documentation	Student Explanation:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Enter 1-5: _____	1. Over the age of 24 2. Veteran of the U.S. Military 3. Married 4. Has one or more dependent child/ren 5. Under 24 and Independent Student 6. Under 24 and Parents are income eligible

New Gross Rent Example

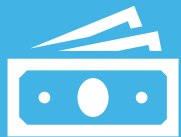
- Now, the \$1,759 payment standard on the voucher can be used and the HOME unit stays in compliance.
- There is no longer a rent limit with rental assistance programs.
- (TR + UA =Gross Rent).

PART VI. DETERMINATION OF INCOME ELIGIBILITY		
<p>TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: \$ <u>25,000</u> From Part V. on Page 1</p> <p>Household Meets Income Restriction at % MFI: <input type="checkbox"/> 80% <input type="checkbox"/> 60% <input checked="" type="checkbox"/> 50% <input type="checkbox"/> 30%</p> <p>Current Income Limit per Family Size: \$ <u>29,900</u> Household Income at Move-In: \$ <u>25,000</u></p>	<p>RECERTIFICATION ONLY: Current 80% MFI Income Limit (per family size): \$ _____ Household Income exceeds 80% at recertification: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Household Size at Move-In: <u>4</u> Current Household Size: <u>4</u></p>	
PART VII. RENT		
<p>Tenant Rent: \$ <u>400</u></p> <p>Utility Allowance: \$ <u>135</u></p> <p>Rental Assistance: \$ <u>1,224</u></p> <p>Any Non-Optional Charges: \$ <u>0</u></p> <p>Gross Rent for Unit (See Instructions): \$ <u>535</u></p> <p>Maximum Gross Rent Limit for this unit: \$ <u>1,086</u> (High, Low, or FMR HOME Published Rent)</p>	<p>Unit Meets Rent Restriction at: <input type="checkbox"/> High HOME <input checked="" type="checkbox"/> Low HOME <input type="checkbox"/> Group Home</p> <p>Please check required designation: <input type="checkbox"/> Fixed Unit <input checked="" type="checkbox"/> Floating Unit</p>	
HOME maximum published gross rents may be exceeded only if:		<ul style="list-style-type: none"> - rental assistance of \$1.00 must be paid, and - household rent paid = 30% of adjusted income, or - household rent paid = 10% of the family's gross income
Is the source of Rental Assistance Federal, State, or local?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If no, what is the source of the assistance?
PART VIII. STUDENT STATUS		

Full Subsidy Payment Standards Explained



The payment standard is the maximum monthly subsidy payment for a unit of a given size. Utility allowances per unit size are deducted from the payment standard. There are numerous types of Federal, State, and Local rental assistance programs and the payment standards vary between counties.



The 2025 HOME Final Rule allows owners to accept the full payment standard of a voucher or any other rental assistance program. The rule applies to both High and Low-HOME units. This will allow owners to increase the property's cash flow, and it aligns with the LIHTC program rental assistance rules.



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)

The rent contribution of a family in a Low HOME rent unit is thirty percent (30%) of the family's adjusted income.

Old Subsidy Payment Standard Example

We have tenant who uses her voucher at a property where the rent is **\$850**. The owner asked for \$850 on her voucher. Her portion of rent in is **\$400** and the subsidy pays **\$450**.

Her Housing Choice Voucher (tenant-based) is valued at **\$1,759**, but only \$850 of the vouchers value is being used.

PART VII. RENT	
Tenant Rent:	\$ <u>400</u>
Utility Allowance:	\$ <u>135</u>
Rental Assistance:	\$ <u>450</u>
Any Non-Optional Charges:	\$ <u>0</u>
Gross Rent for Unit (See Instructions):	\$ <u>535</u>
Maximum Gross Rent Limit for this unit: (High, Low, or FMR HOME Published Rent)	\$ <u>1,086</u>
HOME maximum published gross rents may be exceeded only if:	
<ul style="list-style-type: none"> - rental assistance of \$1.00 must be paid, and - household rent paid = 30% of adjusted income, or - household rent paid = 10% of the family's gross income 	
Unit Meets Rent Restriction at:	
<input type="checkbox"/> High HOME <input checked="" type="checkbox"/> Low HOME	
<input type="checkbox"/> Group Home	
Please check required designation:	
<input type="checkbox"/> Fixed Unit <input checked="" type="checkbox"/> Floating Unit	

New Full Subsidy Payment Standard Example

The owner uses the full payment standard of the voucher. After deducting the \$135 utility allowance from the \$1,759 payment standard, the owner will receive **\$1,624** (TR+RA) for the 3-bedroom unit. The tenants' portion of rent stays the same at **\$400** and the subsidy pays **\$1,224**.

The voucher holders rent did not increase because their rent is based off of 30% of their income, and not the amount of rent being charged.

PART VI. DETERMINATION OF INCOME ELIGIBILITY	
<p>TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: \$ <u>25,000</u> From Part V. on Page 1</p> <p>Household Meets Income Restriction at % MFI: <input type="checkbox"/> 80% <input type="checkbox"/> 60% <input checked="" type="checkbox"/> 50% <input type="checkbox"/> 30%</p> <p>Current Income Limit per Family Size: \$ <u>29,900</u> Household Income at Move-In: \$ <u>25,000</u></p>	<p>RECERTIFICATION ONLY: Current 80% MFI Income Limit (per family size): \$ _____ Household Income exceeds 80% at recertification: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Household Size at Move-In: <u>4</u> Current Household Size: <u>4</u></p>
PART VII. RENT	
<p>Tenant Rent: \$ <u>400</u></p> <p>Utility Allowance: \$ <u>135</u></p> <p>Rental Assistance: \$ <u>1,224</u></p> <p>Any Non-Optional Charges: \$ <u>0</u></p> <p>Gross Rent for Unit (See Instructions): \$ <u>535</u></p> <p>Maximum Gross Rent Limit for this unit: (High, Low, or FMR HOME Published Rent) \$ <u>1,086</u></p>	<p>Unit Meets Rent Restriction at: <input type="checkbox"/> High HOME <input checked="" type="checkbox"/> Low HOME <input type="checkbox"/> Group Home</p> <p>Please check required designation: <input type="checkbox"/> Fixed Unit <input checked="" type="checkbox"/> Floating Unit</p>
<p>HOME maximum published gross rents may be exceeded only if:</p> <ul style="list-style-type: none"> - rental assistance of \$1.00 must be paid, and - household rent paid = 30% of adjusted income, or - household rent paid = 10% of the family's gross income 	
<p>Is the source of Rental Assistance Federal, State, or local? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>If no, what is the source of the assistance?</p>
PART VIII. STUDENT STATUS	

Full Subsidy Payment Standards-Cont.

For Housing Choice Vouchers (HCV), some local Public Housing Authority's (PHA) may have a preference to not allow the full payment standard if it supersedes the units marketed rent.

Although HUD programs and LIHTC allow the owner to collect additional income from the voucher to help with additional cash flow for the property's operations, the PHA is not required to issue the full payment standard if the units rent is the lessor.

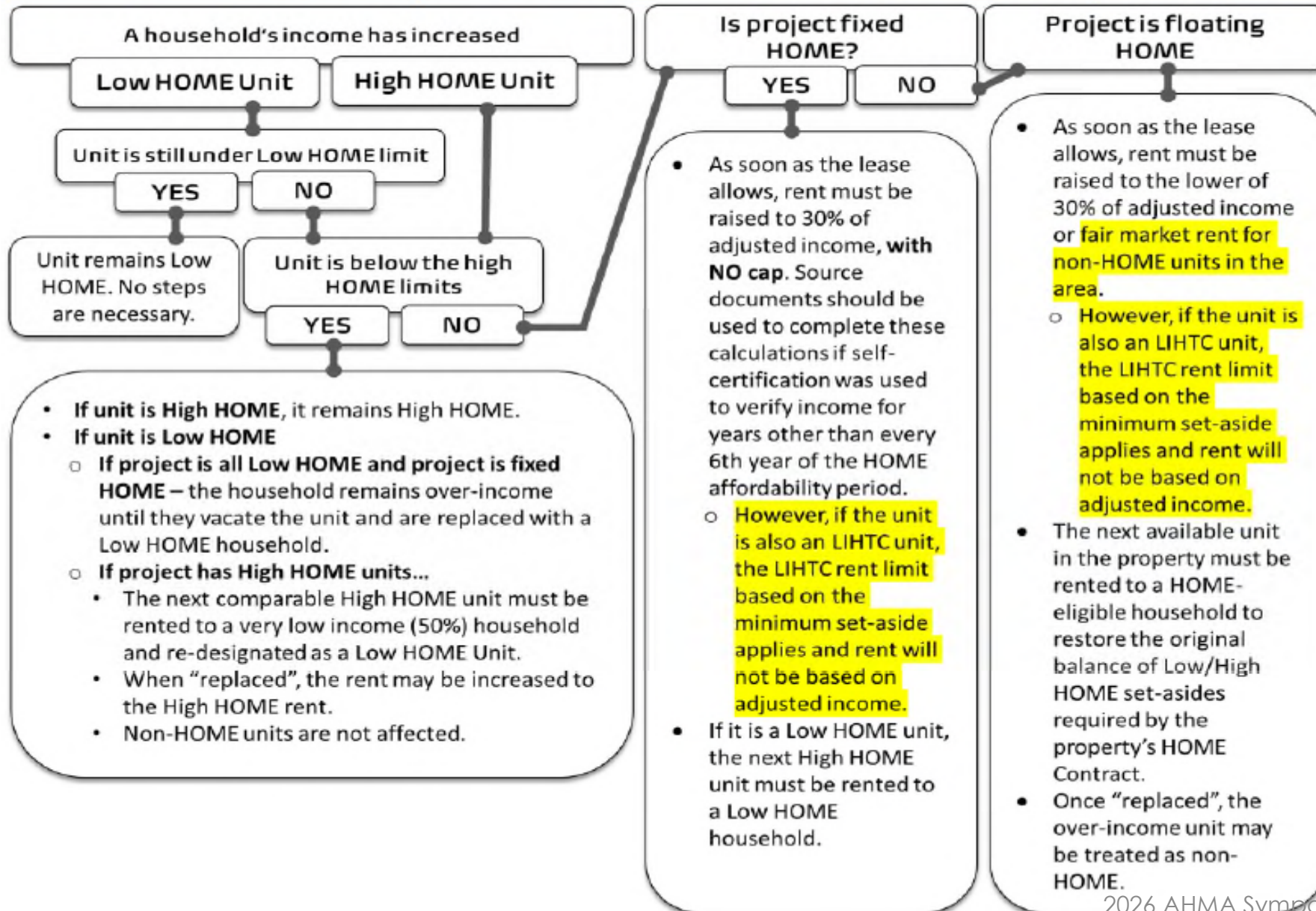
Over-Income Households – HOME & LIHTC Unit (Fixed or Floating)

24 CFR 92.252 (h)(i)-Over-Income HOME Households paragraph was amended to make the language clearer for the reader.

Basically, the regulation means that if a High or Low-HOME unit goes over the 80% income limit, and the unit has LIHTC attached, the tenant's rent must not go over the LIHTC max rent if the 30% adjusted income rent is higher.

OHCS is adopting a process that will eliminate the need for the owner/agent to conduct an adjusted income calculation when a HOME/LIHTC unit goes over the 80% income limit. This process will be announced in a Technical Advisory and updated in our 2026 HOME and LIHTC Compliance Manuals.

Flow Chart | Increases of Income | HOME



Over-Income Units with HOME/LIHTC

New language would apply to both Fixed and Floating Units.

Eliminates the need to conduct an adjusted income rent calculation

Over-Income HOME/LIHTC Household Example

The Jones family is having their 3rd annual self-certification at the Headwaters Apartments. There are 4 persons in the household. They live in a 3-bedroom floating **Low-HOME/LIHTC** unit, and the owner pays all utilities.

The property is 100% LIHTC with a **40%-60%** minimum set-aside. Upon reviewing the household's self-certification, the manager sees that the annual income listed has gone over the HOME 80% income limit. The Fair Market Rent for this unit is \$1,643, and the max 60% LIHTC rent is \$1,304.

The manager does **NOT** need to conduct a 30% adjusted income calculation or a FMR analysis. The Jones' rent will be raised to the LIHTC maximum allowed at **\$1,304**.

This rule benefits the tenant with paying less rent, while staying in compliance with the LIHTC regulations, and it eases the administrative burden on management by eliminating the adjusted income calculation work.

Over-Income HOME/LIHTC TIC Example-Continued

- Here the TIC shows the 60% LIHTC minimum set-aside marked for the income & rent restrictions. Down below, you'll notice that the HOME Program income status is not 50% Low-HOME but marked as over-income.
- Most affordable housing software systems will automatically default to the minimum LIHTC set-aside income and rent limits and mark the OI** box in the Part IX area of the TIC.

PART VI. DETERMINATION OF INCOME ELIGIBILITY				
TOTAL ANNUAL HOUSEHOLD INCOME FROM ALL SOURCES: \$ <u>75,000</u> From Part V. on Page 1		Designated Income Restriction:	RECERTIFICATION ONLY: Designated Income Limit x 140% (170% for Deep Rent Skewing): \$ _____ <i>(Designated Income Limit: 20-50 properties use 50%; 40-60 properties use 60%; Average Income Test properties use 60% for all units with income designations that are 60% or lower and actual unit designation for units at 70% and 80%)</i>	
Current Income Limit per Family Size: \$ <u>41,800</u>	<input type="checkbox"/> 80% <input type="checkbox"/> 70%	<input checked="" type="checkbox"/> 60% <input type="checkbox"/> 50%	Household is over income at recertification: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Household Income at Move-in: \$ <u>32,000</u>	<input type="checkbox"/> 40% <input type="checkbox"/> 30%	<input type="checkbox"/> 20% <input type="checkbox"/> _____%		
Household Size at Move-in: <u>4</u>				
PART VII. RENT				
Tenant Rent: \$ <u>1,304</u>	Unit Meets Rent Restriction at:			
Utility Allowance: \$ <u>0</u>	<input type="checkbox"/> 80% <input type="checkbox"/> 70%			
Rental Assistance: \$ <u>0</u>	<input checked="" type="checkbox"/> 60% <input type="checkbox"/> 50%			
Other non-optional / mandatory fees: \$ <u>0</u>	<input type="checkbox"/> 40% <input type="checkbox"/> 30%			
Gross Rent for Unit (See Instructions): \$ <u>1,304</u>	<input type="checkbox"/> 20% <input type="checkbox"/> _____%			
Maximum Rent Limit for this unit: \$ <u>1,304</u>				
Is the source of Rental Assistance Federal? <input type="checkbox"/> Yes <input type="checkbox"/> No	If No, what is the source of the assistance? _____			
<input type="checkbox"/> HUD Multi-Family Project-Based Rental Assistance (PBRA)	<input type="checkbox"/> HUD Housing Choice Voucher (HCV-tenant based)			
<input type="checkbox"/> HUD Section 8 Moderate Rehabilitation	<input type="checkbox"/> HUD Project-Based Voucher (PBV)			
<input type="checkbox"/> Public Housing Operating Subsidy	<input type="checkbox"/> USDA Section 521 Rental Assistance Program			
<input type="checkbox"/> HOME Tenant Based Rental Assistance (TBRA)	<input type="checkbox"/> Other Federal Rental Assistance			
PART VIII. STUDENT STATUS				
Are all occupants Full-Time Students?	If yes, enter Student Explanation* and attach documentation	Student Explanation:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Enter 1-5: _____	<ol style="list-style-type: none"> TANF assistance Previously in state foster care system Job Training Program Single parent/dependent child Married/joint return 		
PART IX. PROGRAM TYPE (see instructions)				
Mark the program(s) listed below (a. through e.) for which this household's unit will be counted toward the property's occupancy requirements. Under each program marked, indicate the household's income status as established by this Certification.				
a. Tax Credit <input type="checkbox"/>	b. HOME <input checked="" type="checkbox"/>	c. Tax Exempt Bond/LIFT/RiskShare/ED <input type="checkbox"/>	d. National HTF <input type="checkbox"/>	e. _____ <input type="checkbox"/>
See Part VI above.	Income Status:	Income Status:	Income Status:	Income Status:
	<input type="checkbox"/> ≤ 50% AMGI	<input type="checkbox"/> ≤ 50% AMGI	<input type="checkbox"/> 30%/Poverty Line	<input type="checkbox"/> _____%
	<input type="checkbox"/> ≤ 60% AMGI	<input type="checkbox"/> ≤ 60% AMGI	<input type="checkbox"/> ≤ 50% AMGI	<input type="checkbox"/> _____%
	<input type="checkbox"/> ≤ 80% AMGI	<input type="checkbox"/> ≤ 80% AMGI	<input type="checkbox"/> OI**	<input type="checkbox"/> OI**
	<input checked="" type="checkbox"/> OI**	<input type="checkbox"/> OI**		

TBD: Low-HOME/LIHTC Units Allowed to Charge 60% LIHTC Rent - 24 CFR 92.252 (a)(2)(iii)



This new regulation states that a Low-HOME unit with LIHTC that has a 40%/60% minimum set-aside, could charge a tenant up to the 60% LIHTC max rent and still be considered a Low-HOME unit.



OHCS is currently discussing if we want to allow this new regulation to the HOME Program rules. On its face, it has the potential to rent burden applicants who must income qualify at the 50% Low-HOME income limit but pay up to the 60% LIHTC rent limit.



Considerations are being discussed to not allow this rule for move-ins but allow it at annual recertification if the tenants income is between 60%-80%.

Rental Assistance Safe Harbor Income Determination - 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).
- This rule is applicable for move-ins and during the IDIS years (every 6th year).
- If the owner decides to use the income determination from the 50059/50058, the data must be transferred onto the OHCS **HOME only** or the **CM.02** (for LIHTC/HOME) Tenant Income Certification (TIC) for the tenant file during move-ins and IDIS years. Remember to use the "Gross" income and not the adjusted income. A copy of the 50059/50058 must be placed in the file for auditors to review.
- Should the owner choose to use this method for income determination, it must be used consistently with "all" eligible rental assisted applicants/tenants.
- This rule does not apply to Local rental assistance programs, such as a Community Action Networks or Non-Profit organizations.



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.Oregon.gov

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

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 HUDs 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

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 IDIS years

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

Table F1: Examples of Necessary and Non-Necessary Personal Property

Necessary Personal Property	Non-Necessary Personal Property
<ul style="list-style-type: none"> • Car(s)/vehicle(s) that a family relies on for transportation for personal or business use (e.g., bike, motorcycle, skateboard, scooter) • Furniture, carpets, linens, kitchenware • Common appliances • Common electronics (e.g., radio, television, DVD player, gaming system) • Clothing • Personal effects that are not luxury items (e.g., toys, books) • Wedding and engagement rings • Jewelry used in religious/cultural celebrations and ceremonies • Religious and cultural items • Medical equipment and supplies • Health care–related supplies • Musical instruments used by the family • Personal computers, phones, tablets, and related equipment • Professional tools of trade of the family, for example professional books • Educational materials and equipment used by the family, including equipment to accommodate persons with disabilities • Equipment used for exercising (e.g., treadmill, stationary bike, kayak, paddleboard, ski equipment) 	<ul style="list-style-type: none"> • Recreational car/vehicle not needed for day-to-day transportation (campers, motorhomes, travel trailers, all-terrain vehicles (ATVs)) • Bank accounts or other financial investments (e.g., checking account, savings account, stocks/bonds) • Recreational boat/watercraft • Expensive jewelry without religious or cultural value, or which does not hold family significance • Collectibles (e.g., coins/stamps) • Equipment/machinery that is not used to generate income for a business • Items such as gems/precious metals, antique cars, artwork, etc.

Workshop-Asset Self-Certification and the Worksheet



2026 AHMA Symposium



What to Look For?

When reviewing the applicant/tenant Asset Self-Certification, the owner/agent should always review and compare the information on the Applicant/Tenant Income Questionnaire (form CM.01). The information on the Questionnaire should be consistent with the information on the Asset Self Certification.

For move-in applicants, a careful review of the rental application information regarding assets is also recommended.



Asset Self Certification CM.04- Example #1

Part I and II

In Part I & II, we see the Doe family has not disposed of any assets for less than FMV and they marked Yes to receiving a \$2,600 tax credit (refund).

ASSET SELF-CERTIFICATION:

EXAMPLE 1



For households whose combined net assets do not exceed the [applicable Imputed Income Limitation](#).
(Complete only one form per household; include assets of children.)

Applicant/Tenant Name: Jane Doe

Unit #: 12

Property Name: Rainbow Fields Apartments

For the following asset types, include the current Cash Value of **each** asset held by any family member as identified on the most tenant income certification and the actual income that the asset earns. *Cash value is **current market value minus cost to convert** an asset to cash, such as broker's fees, settlement costs, outstanding loans, penalties for early withdrawal, etc.*

PART I: ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE (FMV)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Within the past two (2) years, I/we have sold or given away assets below their fair market value (FMV).			
Asset #1:		Date of Disposal:		FMV - amt received:	
Asset #2:		Date of Disposal:		FMV - amt received:	
PART II: FEDERAL TAX RETURN OR REFUNDABLE FEDERAL TAX CREDIT					
Have you received a federal tax return or refundable federal tax credit in the last 12 months?				<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Amount of return/credit:				\$2,600	

Asset Self- Cert Example #1 Continued

Part III & IV

In Part III & IV, we see they have non-necessary personal property that has some 'actual' annual income. The Doe's do not have any Non-Account assets or Real Property.

The owner/agent will total the assets in columns (A) (\$52,025) and (B) (\$5,950.02) separately and enter that information on the Asset Self-Cert Worksheet

PART III: NON-NECESSARY PERSONAL PROPERTY (NNPP)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		I/we do not have any non-necessary personal property			
Type of Asset	(A) Cash Value*	(B) Annual Income	Type of Asset	(A) Cash Value*	(B) Annual Income
Cash on Hand	\$200	N/AP	Cryptocurrency	\$	\$
Pre-paid Debit Card (including Govt. Benefits)	\$500	N/AP	Money Market/ CD	\$1000	\$950
Checking/Savings	\$125	\$	Annuities	\$	\$
Checking/Savings	\$	\$	Brokerage Account	\$	\$
Savings	\$200	\$.02	Stocks/Bonds	\$	\$
Internet based assets (Cash App, Venmo, PayPal, Crowdfunding, etc.)	\$	\$	Other:	\$	\$
Whole Life Insurance	\$50,000	\$5,000	Other: _____	\$	\$
Non-Account Based					
Possessions not generally held in an account such as vehicles used for recreation (e.g., RVs, ATVs, and Boats), antique cars, collectibles (e.g. stamps, jewelry, coins, and artwork.), and equipment/machinery that is not used to generate income for a business					
Description	(A) Cash Value *				
NONE	\$				
	\$				
	\$				
	\$				
PART IV: REAL PROPERTY					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		I/we do have any real property			
Description of Property	(C) Cash Value*		(D) Income		
NONE	\$		\$		
	\$		\$		

Under penalty of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading, or incomplete information may result in the termination of a lease agreement.

Jane Doe 02/21/2026 John Doe 02/21/2026
 Signature of Applicant/Tenant Date Signature of Applicant/Tenant Date

Asset Self Certification Worksheet- CM.04a Example #1


After adding all the assets 'cash values' from column (A) of the Self-Cert, we deduct the federal tax credit to get a total of \$49,425 in assets. This is under the \$52,787 threshold. Now we move to #7 and enter the 'annual income' from the assets that are listed in column (B) of the Self- Cert.

ASSET SELF-CERTIFICATION WORKSHEET: **EXAMPLE 1**

Household Name Jane and John Doe Unit Number 12

Property Name: Rainbow Fields Apartments

This worksheet accompanies the Asset Self-Certification. Complete **either** Part I or Part II depending on the nature of the types of assets disclosed by the family on the Asset Self-Certification. When the total net family assets are less than or equal to the [applicable Imputed Income Limitation](#), then only the actual income as disclosed on the Asset Self-Certification is included on the Tenant Income Certification (TIC).

PART I: COMPLETE THIS SECTION IF THE FAMILY ONLY HAS NNPP AND NO REAL PROPERTY		
Determination of Total Net Family Assets		
(1)	Enter the total of all NNPP by adding the values in (A)	\$52,025
(2)	Enter the value of any NNPP disposed of for less than FMV	\$0
(3)	ADD lines (1) and (2)	\$52,025
(4)	Enter the amount of a federal tax return or refundable federal tax credit in the last 12 months	\$2,600
(5)	SUBTRACT line (4) from line (3)	\$49,425
(6)	Is the value in line (5) less than or equal to \$52,787	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES , then proceed to Determination of Income from Assets		
If NO ,  the Asset Self Certification cannot be used, and each asset must be separately verified		
Determination of Income from Assets: Enter this amount on Part IVA, Line (F) of the TIC		
(7)	Enter the total by adding the values in (B)	\$5,950.02

Part I is **ONLY** for households that have No Real Property. If they have both types of assets, you must start the in Part II of the Worksheet.

TIC entry
from
Example
#1

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)						
HH Mbr #	(A) Employment	(B) Social Security/Pensions	(C) Public Assistance	(D) Other Income		
1		11,000				
2		11,000				
TOTALS	\$	\$22,000	\$	\$		
				Total Income (E):	\$22,000	
PART IV. ASSETS						
PART IVA. INCOME FROM ASSETS - LESS THAN OR EQUAL TO <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP), Real Property, and Federal Tax Refunds/Credits has been verified as <i>LESS</i> than or <i>EQUAL</i> to the Imputed Income Limitation						
Enter Total of ACTUAL INCOME earned from all Assets (F)					\$5,950.02	
PART IVB. INCOME FROM ASSETS – GREATER THAN <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP) and Real Property has been verified as <i>GREATER</i> than the Imputed Income Limitation.						
HH Mbr#	(G) Type of Asset	(H) C/D	(I) NNPP / Real/ Tax Relief	(J) Cash Value of Asset	(K) A/I	(L) Annual Income from Asset
Enter Total Income from all Assets (M)					\$	
PART V. TOTAL HOUSEHOLD INCOME						
Total Annual Household Income from All Sources [Add (E) + (F) OR (E) + (M)]					\$27,950.02	
HOUSEHOLD CERTIFICATION & SIGNATURE(s)						

The \$5,950.02 ‘actual income’ from the assets listed on line #7 of the Worksheet will go into Part IV “F”. It is then added to the household's gross income of \$22,00 in Part V for a total of \$27,950.02

Asset Self Certification CM.04- Example #2

Part I and II

In Part I & II, we see the Doe family has not disposed of any assets for less than FMV and they marked Yes to receiving a **\$5,300** tax credit (refund).

ASSET SELF-CERTIFICATION: EXAMPLE 2

For households whose combined net assets do not exceed the applicable Imputed Income Limitation.
(Complete only one form per household; include assets of children.)

Applicant/Tenant Name: Jane and John Doe Unit #: 12

Property Name: Rainbow Fields Apartments

For the following asset types, include the current Cash Value of **each** asset held by any family member as identified on the most tenant income certification and the actual income that the asset earns. *Cash value is **current market value minus cost to convert** an asset to cash, such as broker's fees, settlement costs, outstanding loans, penalties for early withdrawal, etc.*

PART I: ASSETS DISPOSED OF FOR LESS THAN FAIR MARKET VALUE (FMV)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Within the past two (2) years, I/we have sold or given away assets below their fair market value (FMV).			
Asset #1:		Date of Disposal:		FMV - amt received:	
Asset #2:		Date of Disposal:		FMV - amt received:	
PART II: FEDERAL TAX RETURN OR REFUNDABLE FEDERAL TAX CREDIT					
Have you received a federal tax return or refundable federal tax credit in the last 12 months?				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
				Amount of return/credit:	\$5,300

Asset Self- Cert Example #2 Continued

Part III & IV



In Part III & IV, we see the Doe's have NNPP that has some 'actual' annual income of \$.02 in column (B) from the savings account. The Doe's also have a Non-Account Based asset and Real Property.

At a glance, we can see that the total assets in columns (A) (\$1,425 + \$12,000 speedboat) and (C) (\$38,000 Land) total \$51,425. This household is under the threshold 'before' we deduct the federal tax return.

PART III:NON-NECESSARY PERSONAL PROPERTY (NNPP)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	I/we do not have any non-necessary personal property				
Type of Asset	(A) Cash Value*	(B) Annual Income	Type of Asset	(A) Cash Value*	(B) Annual Income
Cash on Hand	\$200	N/AP	Cryptocurrency	\$	\$
Pre-paid Debit Card (including Govt. Benefits)	\$900	N/AP	Money Market/ CD	\$	\$
Checking/Savings	\$125	\$	Annuities	\$	\$
Checking/Savings	\$	\$	Brokerage Account	\$	\$
Savings	\$200	\$.02	Stocks/Bonds	\$	\$
Internet based assets (Cash App, Venmo, PayPal, Crowdfunding, etc.)	\$	\$	Other:	\$	\$
Whole Life Insurance	\$	\$	Other: _____	\$	\$
Non-Account Based					
Possessions not generally held in an account such as vehicles used for recreation (e.g., RVs, ATVs, and Boats), antique cars, collectibles (e.g. stamps, jewelry, coins, and artwork.), and equipment/machinery that is not used to generate income for a business					
Description	(A) Cash Value*				
Speed Boat	\$12,000				
	\$				
	\$				
	\$				
PART IV: REAL PROPERTY					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	I/we do have any real property				
Description of Property	(C) Cash Value*		(D) Income		
Land.	\$38,000		\$0		
	\$		\$		

Asset Self
Certification
Worksheet-
CM.04a
Example #2

In Part II we add the assets 'cash values' from column (A) of the Self-Cert. (\$13,425). Because it's under the \$52,787 threshold, we move to #5 and enter the cash value of the Real Property, then deduct the federal tax credit on line #8 to get the total cash value of \$32,700. This amount is under the threshold so No assets will be listed on TIC. Then we add the income from the assets that's listed in column (B=\$.02) & (D=\$0) of the Self- Cert and put on line "F" of the TIC (\$.02)

PART II: COMPLETE THIS SECTION IF THE FAMILY HAS BOTH NNPP AND REAL PROPERTY		
Determination of Total Net Family Assets		
(1)	Enter the total of all NNPP by adding the values in (A)	\$13,425
(2)	Enter the value of any NNPP disposed of for less than FMV	\$0
(3)	ADD lines (1) and (2)	\$13,425
(4)	Is this value less than or equal to \$52,787	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, then proceed to line (5) If NO,  the Asset Self Certification cannot be used, and each asset must be separately verified		
(5)	Enter the total of all Real Property by adding the values in (C)	\$38,000
(6)	Enter the value of any Real Property disposed of for less than FMV	\$0
(7)	ADD lines (5) thru (6)	\$38,000
(8)	Enter the amount of a federal tax return or refundable federal tax credit in the last 12 months	\$5,300
(9)	SUBTRACT line (8) from line (7)	\$32,700
(10)	Is the value in line (9) less than or equal to \$52,787	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, then proceed to Determination of Income from Assets If NO,  the Asset Self Certification cannot be used, and each asset must be separately verified		
Determination of Income from Assets: Enter this amount from line (13) on Part IVA, Line (F) of the TIC		
(11)	Enter the total by adding the values in (B)	\$.02
(12)	Enter the total by adding the values in (D)	\$0
(13)	ADD lines (11) and (12)	\$.02

Part II is for households that have BOTH NNPP and Real Property. You do not enter any information in Part I.

TIC entry
from

Example
#2

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)						
HH Mbr #	(A) Employment	(B) Social Security/Pensions	(C) Public Assistance	(D) Other Income		
1		11,000				
2		11,000				
TOTALS	\$0	\$22,000	\$0			\$0
Total Income (E):						\$22,000
PART IV. ASSETS						
PART IVA. INCOME FROM ASSETS - LESS THAN OR EQUAL TO <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP), Real Property, and Federal Tax Refunds/Credits has been verified as <i>LESS</i> than or <i>EQUAL</i> to the Imputed Income Limitation						
Enter Total of ACTUAL INCOME earned from all Assets (F)						\$0.02
PART IVB. INCOME FROM ASSETS – GREATER THAN <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP) and Real Property has been verified as <i>GREATER</i> than the Imputed Income Limitation.						
HH Mbr#	(G) Type of Asset	(H) C/D	(I) NNPP / Real/ Tax Relief	(J) Cash Value of Asset	(K) A/I	(L) Annual Income from Asset
Enter Total Income from all Assets (M)						\$
PART V. TOTAL HOUSEHOLD INCOME						
Total Annual Household Income from All Sources [Add (E) + (F) OR (E) + (M)]						\$22,000.02
HOUSEHOLD CERTIFICATION & SIGNATURE(S)						

The \$.02 ‘actual income’ from the savings account listed on line #13 of the Worksheet goes into Part IV “F”. It is then added to the household's gross annual income of \$22,00 for a total household income of \$22,000.02 in Part V.

Over the Threshold-Asset Self- Cert Example #3

Part II & III

In Part II & III, we see the Doe's assets are well over the \$52,787 threshold. We will not be able to use the Asset Worksheet, but we will deduct the \$2,500 federal tax credit from the NNPP total for this household. The owner/agent will need to verify all the assets.

You will have both 'Actual Income' (column B) and 'Imputed Income' for this household.

PART II: FEDERAL TAX RETURN OR REFUNDABLE FEDERAL TAX CREDIT					
Have you received a federal tax return or refundable federal tax credit in the last 12 months?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Amount of return/credit:					\$2,500
PART III: NON-NECESSARY PERSONAL PROPERTY (NNPP)					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		I/we do not have any non-necessary personal property			
Type of Asset	(A) Cash Value*	(B) Annual Income	Type of Asset	(A) Cash Value*	(B) Annual Income
Cash on Hand		N/AP	Cryptocurrency	\$	\$
Pre-paid Debit Card (including Govt. Benefits)		N/AP	Money Market/ CD	\$	\$
Checking/Savings	\$2,500	\$	Annuities	\$	\$
Checking/Savings		\$	Brokerage Account	\$	\$
Savings	\$25,000	\$0.02	Stocks/Bonds	\$	\$
Internet based assets (Cash App, Venmo, PayPal, Crowdfunding, etc.)	\$	\$	Other:	\$	\$
Whole Life Insurance	\$150,000	\$10,000	Other: _____	\$	\$
Non-Account Based					
Possessions not generally held in an account such as vehicles used for recreation (e.g., RVs, ATVs, and Boats), antique cars, collectibles (e.g. stamps, jewelry, coins, and artwork.), and equipment/machinery that is not used to generate income for a business					
Description	(A) Cash Value *				
Speed Boat	\$12,000				
	\$				
	\$				
	\$				
PART IV: REAL PROPERTY					
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		I/we do have any real property			
Description of Property	(C) Cash Value*		(D) Income		
Land.	\$38,000		\$0		
	\$		\$		

Over the Threshold Asset Self- Cert Example #3 Continued

Total Net Assets: \$2,500+ \$25,000+ \$150,000+ \$12,000+\$38,000 =\$227,500
Checking + Savings + Whole Life + Boat + Land

Deduct Federal Tax Credit: \$2,500-\$227,500 =**\$225,000 Net Assets**

Actual Income from Assets: \$10,005.00

The Savings has a .02% interest rate. $\$25,000 \times .02\% = \5.00 Add that to the **\$10,000** Life Insurance annual income.

Imputed Income from Assets: \$50,000 x .40% = \$200

Deduct the actual income assets (Savings \$25,000 & Life Ins. \$150,000) of **\$175,000** from the \$225,000 to get **\$50,000**. Multiply it by the current 2026 passbook rate of **40%** to get **\$200** income from assets.

Add both the actual income and imputed income: $\$10,005.00 + \$200 = \$10,205.00$

will be your income from the assets.

Over the Threshold TIC Example

You will list all the assets in Part IV of the TIC because the assets were 'Greater' than the threshold. Notice in column 'J' we added the -\$2,500 Tax Credit and in column 'K', we put 'A' for the actual income assets and "I" for the imputed assets.

PART III. GROSS ANNUAL INCOME (USE ANNUAL AMOUNTS)						
HH Mbr #	(A) Employment	(B) Social Security/Pensions	(C) Public Assistance	(D) Other Income		
1		11,000				
2		11,000				
TOTALS	\$0	\$22,000	\$0	\$0		
				Total Income (E): \$22,000		
PART IV. ASSETS						
PART IVA. INCOME FROM ASSETS - LESS THAN OR EQUAL TO <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP), Real Property, and Federal Tax Refunds/Credits has been verified as <i>LESS</i> than or <i>EQUAL</i> to the Imputed Income Limitation						
Enter Total of ACTUAL INCOME earned from all Assets (F)						
PART IVB. INCOME FROM ASSETS - GREATER THAN <u>IMPUTED INCOME LIMITATION</u>						
Total net value from Non-necessary Personal Property (NNPP) and Real Property has been verified as <i>GREATER</i> than the Imputed Income Limitation.						
HH Mbr#	(G) Type of Asset	(H) C/D	(I) NNPP / Real/ Tax Relief	(J) Cash Value of Asset	(K) A/I	(L) Annual Income from Asset
1,2	CHECKING	C	NNPP	\$2,500	A	0
1,2	SAVINGS	C	NNPP	\$25,000	A	\$5.00
1,2	WHOLE LIFE INS.	C	NNPP	\$150,000	A	\$10,000
1,2	SPEEDBOAT	C	NNPP	\$12,000	I	\$48
1,2	LAND	C	REAL	\$38,000	I	\$152
1,2	FEDERAL TAX CREDIT	C	TAX RELIEF	(-\$2,500)		
Enter Total Income from all Assets (M)						\$10,205.00
PART V. TOTAL HOUSEHOLD INCOME						
Total Annual Household Income from All Sources [Add (E) + (F) OR (E) + (M)]						\$32,205.00
HOUSEHOLD CERTIFICATION & SIGNATURE(S)						

Additional Information

- ❖ Please be aware that if this applicant/tenant was receiving HUD Section 8 (PBRA or HCV) they may not be qualified for the unit; as 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 Programs¹
Asset Limitation	Eligibility restriction on net family assets	24 CFR § 5.618(a)(1)(i)	\$105,574	Section 8 PBRA, 202/8, 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 adopted 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.
- ❖ 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

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.

Technical Advisories

- Sign up to receive TA notices

[Oregon Housing and Community Services : Technical Advisories : Housing Development : State of Oregon](#)

Questions?



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

Thank you!

