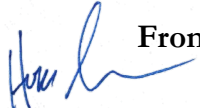




## PROGRAM BULLETIN

**Date:** August 23, 2024

**To:** HOME Program Recipients

 **From:** Hope Lanphear, Assistant Director of Leased Housing & Rental Services *HL*

**Subject:** HOME Program 2024 Income and Rent Limits; Annual HOME Rent and Utility Allowance Approval

**Bulletin #:** 2024-03

This notice is to inform HOME Investment Partnership Program ("HOME Program") recipients that the 2024 Income and Rent Limits for the HOME Program have been published by the US Department of Housing and Urban Development ("HUD"). These new limits were effective on June 1, 2024 and are attached for your reference.

As a reminder, upon release of the new HUD Rent Limits each year, HUD requires Rhode Island Housing and Mortgage Finance Corporation ("RIHousing"), as the Participating Jurisdiction ("PJ"), to review rent and utility allowances for HOME Program assisted units.

RIHousing has partnered with ProLink Solutions in implementing a new software program, **Procorem**. RIHousing will utilize Procorem to capture tenant information for all HOME Program assisted units.

All users will be required to submit a [Procorem User Authorization form](#) prior to admission into their designated property Workcenter. Each user must be approved to gain access from a representative of the owner/agent with sufficient authority to execute documents on behalf of his or her organization.

Procorem is replacing WTC as the software that captures tenant certification data, which will be referred to as **tenant events** going forward. Tenant events must be entered into Procorem by the 10th of each month. Manual entry of tenant events on a monthly basis is required for all sites whose property management software cannot generate the NAHMA XML Standard 5.0, 6.0, or 7.0 for upload into Procorem.

The [Procorem Compliance Help](#) page contains resources to guide site staff through tenant event imports and manual entry.



RIHousing's HOME Asset Management staff members will analyze the current rent and utility allowance information submitted through Procorem and will communicate our approval or disapproval with the owner/manager. If your rent and utility allowances are not approved, you will be provided with information to assist you in becoming compliant with the HOME Program regulations.

If anyone from your agency needs access to their Workcenter, please submit the [User Authorization Form](#) to the designated email [procoremuserauth@rihousing.com](mailto:procoremuserauth@rihousing.com). If you have any questions about this Program Bulletin, please contact Amanda O'Brien, Asset Manager, Multifamily Ancillary Programs, by telephone at (401) 457-1383 or by email at [aobrien@rihousing.com](mailto:aobrien@rihousing.com).

HUD has also published the Community Planning and Development Income Limits for 2024 for ancillary programs such as, Housing Trust Fund and Neighborhood Stabilization Program. These updated limits can be viewed on the HUD Exchange's Income Calculator Page under "[Related Materials](#)".

U.S. DEPARTMENT OF HUD  
STATE:RHODE ISLAND

----- 2024 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Providence-Fall River, RI-MA HUD Metro FMR Area							
LOW HOME RENT LIMIT	983	1054	1265	1461	1630	1798	1967
HIGH HOME RENT LIMIT	1259	1350	1622	1865	2061	2256	2451
For Information Only:							
FAIR MARKET RENT	1289	1398	1693	2047	2536	2916	3297
50% RENT LIMIT	983	1054	1265	1461	1630	1798	1967
65% RENT LIMIT	1259	1350	1622	1865	2061	2256	2451
Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area							
LOW HOME RENT LIMIT	1031	1105	1326	1531	1708	1885	2061
HIGH HOME RENT LIMIT	1320	1340	1610	1957	2163	2368	2573
For Information Only:							
FAIR MARKET RENT	1332	1340	1610	2059	2732	3142	3552
50% RENT LIMIT	1031	1105	1326	1531	1708	1885	2061
65% RENT LIMIT	1320	1416	1701	1957	2163	2368	2573
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area							
LOW HOME RENT LIMIT	1158	1241	1488	1720	1918	2117	2315
HIGH HOME RENT LIMIT	1485	1593	1913	2202	2438	2671	2904
For Information Only:							
FAIR MARKET RENT	1716	1728	2270	2999	3593	4132	4671
50% RENT LIMIT	1158	1241	1488	1720	1918	2117	2315
65% RENT LIMIT	1485	1593	1913	2202	2438	2671	2904

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

U.S. DEPARTMENT OF HUD  
 STATE:RHODE ISLAND

----- 2024 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Providence-Fall River, RI-MA HUD Metro FMR Area</b>								
30% LIMITS	23600	27000	30350	33700	36400	39100	41800	44500
VERY LOW INCOME	39350	45000	50600	56200	60700	65200	69700	74200
60% LIMITS	47220	54000	60720	67440	72840	78240	83640	89040
LOW INCOME	62950	71950	80950	89900	97100	104300	111500	118700
<b>Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area</b>								
30% LIMITS	24750	28300	31850	35350	38200	41050	43850	46700
VERY LOW INCOME	41250	47150	53050	58900	63650	68350	73050	77750
60% LIMITS	49500	56580	63660	70680	76380	82020	87660	93300
LOW INCOME	66000	75400	84850	94250	101800	109350	116900	124450
<b>Newport-Middleton-Portsmouth, RI HUD Metro FMR Area</b>								
30% LIMITS	27800	31800	35750	39700	42900	46100	49250	52450
VERY LOW INCOME	46350	52950	59550	66150	71450	76750	82050	87350
60% LIMITS	55620	63540	71460	79380	85740	92100	98460	104820
LOW INCOME	72900	83300	93700	104100	112450	120750	129100	137400