U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

MAR 27 2009

MEMORANDUM FOR: All CPD Division Directors

ATTENTION: HOME Program Coordinators

FROM: Cliff Taffet, Director, Office of Affordable Housing Programs, DGH

SUBJECT: HOME Program Rent Limits – 2009

HUD's Economic and Market Analysis Division (EMAD) has calculated the HOME Program Rent Limits for 2009. The HOME rent limits are based on the FY 2009 Section 8 Fair Market Rents (FMRs) which were published in the Federal Register on September 29, 2008, effective October 1, 2008, and on the FY 2009 Public Housing/Section 8 Income Limits, which were issued on March 19, 2009 by Notice PDR-2009-02.

Attached are the updated HOME Rent Limits for those participating jurisdictions that are totally or partially within your Office area.

The attachment provides the actual High HOME Rent Limits and Low HOME Rent Limits that must be used for each jurisdiction. In accordance with 24 CFR 92.252(a), the High HOME Rents are the lesser of the Fair Market Rents (FMRs) or 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area. The Low HOME Rents are based on 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area (24 CFR 92.252(b)). By regulation, the Low HOME Rents may not exceed the High HOME Rents (24 CFR 92.252(b)).

For information only, the FY 2009 FMRs, the 65 percent rent limits, and the 50 percent rent limits also are provided. We are continuing to provide this information so that participating jurisdictions will know which of the "lesser of" standards has been applied. Some jurisdictions may also find this information useful in designing local programs that do not use HOME funds.

Please make the attached 2009 HOME Rent Limits available to your participating jurisdictions. A complete set of the 2009 HOME Rent Limits will be sent by EMAD to Field Office economists. We will also post the 2009 HOME Rent Limits on the HUD HOME Web page at: http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/index.cfm.

These limits are effective 30 days after the date of this memorandum.

If you have any questions regarding HOME Program Rent Limits, please contact the Office of Affordable Housing Programs.

Attachment