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Department of Local Affairs (DOLA) & Division of Housing (DOH)

The Department of Local Affairs (DOLA) serves as the primary interface between the State and local communities.

The Division of Housing (DOH) partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe, and secure homes.



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HOME Final Rule at DOLA-DOH

1. Certain costs allowed to be reimbursable under § 92.206(d)(1) & (2).
2. An increase in maximum per-unit subsidy under § 92.250(c).
3. Use of the revised dollar thresholds for the periods of affordability in § 92.252 and § 92.254(4).
4. Tenant protections provided in § 92.253, including the tenancy addendum requirements in § 92.253(b) through (d).
5. Revisions to the roles of community housing development organizations in owning, developing, and sponsoring affordable housing in § 92.300.



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92.203 Income Determinations

- If HOME-assisted and Federal or State PBVs, the PJ may accept the PHA, Owner, or rental subsidy provider's determination.
- If HOME-assisted and Federal or State TBRA/HCV, the PJ may accept the rental assistance providers determination.
- If HOME-assisted and Federally/State/Locally assisted (i.e. TANF, Medicaid, LIHTC, etc), the PJ may accept a written statement from the entity administering the assistance.



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92.252 Qualification Rental Housing

Low HOME Rent Limits

- If a very low-income family pays as a contribution toward rent no more than 30% of the family's monthly adjusted income or 10% of the family's monthly income, then the maximum rent due from the family is the family's contribution.
 - The rent does not exceed 30% of the annual income of a family whose income equals 50% AMI
 - The rent contribution of the family is not more than 30% of the family's adjusted income; *or*
 - The unit is a LIHTC unit and has rents not greater than the gross rent for rent-restricted residential units as determined under 26 U.S.C. 42(g)(2).



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92.210 Troubled Projects

For purposes of this section, a HOME-assisted rental project is no longer financially viable through the period of affordability if:

- The project's operating costs exceed its operating revenue, considering project reserves;
- The owner is unable to pay for necessary capital repair costs or ongoing expenses for the project; or
- The project reserves are insufficient to be able to operate the project.

For purposes of this section, physical viability means a project's current or future ability to maintain affordability based on the physical characteristics and factors of the project's site and improvements.



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