Exhibit 3-7: Maintaining Unit Mix in Fixed HOME Units
When a Tenant Goes Over Income

A low-income household has an annual gross income that is not more than 80% of the area median income.

A very low-income household has an annual gross income that is not more than 60% of the area median income.

An over-income household resides in a HOME-assisted unit and has either: (1) an annual gross income over 80% of area median income, or (2) an annual gross income over 50% of area median income that occupies a Low HOME Rent unit.

Note: If there is more than one over-income tenant in the property and both a Low HOME Rent unit and a High HOME Rent unit are needed to restore the required unit mix, the owner must restore compliance with the Low HOME Rent unit first.
Exhibit 3-9: Maintaining Unit Mix in Floating HOME Units When a Tenant Goes Over Income

A low-income household has an annual gross income that is not more than 80% of the area median income.

A very low-income household has an annual gross income that is not more than 50% of the area median income.

An over-income household resides in a HOME-assisted unit and has either:
1. An annual gross income over 80% of area median income; or
2. An annual gross income over 50% of area median income that occupies a Low HOME Rent unit.

Note: If there is more than one over-income tenant in the property and both a Low HOME Rent unit and a High HOME Rent unit are needed to restore the required unit mix, the owner must restore compliance with the Low HOME Rent unit first.
HOME-Mini WBARS Training: HOME Resources

- Compliance in HOME Rental Projects: A Guide for Property Owners

- Technical Guide for Determining Income and Allowances for the HOME Program
  https://www.hudexchange.info/resource/786/technical-guide-for-determining-income-and-allowances-for-the-home-program/

- HUD Exchange HOME Investment Partnerships Program website
  https://www.hudexchange.info/home/

- HOME Funder Regulatory Agreements

- Still have HOME questions? Ask your HOME funder!