



PROGRAM BULLETIN

Date: June 27, 2025

To: HOME Program Recipients

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

Subject: HOME Program 2025 Income and Rent Limits; Annual HOME Rent and Utility Allowance Approval

Bulletin #: 2025-08

This notice is to inform HOME Investment Partnership Program ("HOME Program") recipients that the 2025 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, 2025 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.

A reminder that all users are 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 has replaced 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 is a standalone ancillary site, as XML upload is not enabled for these programs.

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. 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.

HUD has also published the Community Planning and Development Income Limits for 2025 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

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Providence-Fall River, RI-MA HUD Metro FMR Area								
30% LIMITS	24050	27450	30900	34300	37050	39800	42550	45300
VERY LOW INCOME	40050	45750	51450	57150	61750	66300	70900	75450
60% LIMITS	48060	54900	61740	68580	74100	79560	85080	90540
LOW INCOME	64050	73200	82350	91450	98800	106100	113400	120750
Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area								
30% LIMITS	26000	29700	33400	37100	40100	43050	46050	49000
VERY LOW INCOME	43300	49500	55700	61850	66800	71750	76700	81650
60% LIMITS	51960	59400	66840	74220	80160	86100	92040	97980
LOW INCOME	69300	79200	89100	98950	106900	114800	122700	130650
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area								
30% LIMITS	29300	33500	37700	41850	45200	48550	51900	55250
VERY LOW INCOME	48850	55800	62800	69750	75350	80950	86500	92100
60% LIMITS	58620	66960	75360	83700	90420	97140	103800	110520
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550

Effective: June 1, 2025

Page 1 of 1

U.S. DEPARTMENT OF HUD
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----- FY2025 HOME PROGRAM RENTS -----

PROGRAM	SRO	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	NA	1001	1072	1286	1486	1657	1829	2000
HIGH HOME RENT LIMIT	925	1233	1319	1614	1898	2098	2296	2495
For Information Only:								
FAIR MARKET RENT	925	1233	1319	1614	1945	2359	2713	3067
50% RENT LIMIT	NA	1001	1072	1286	1486	1657	1829	2000
65% RENT LIMIT	NA	1281	1374	1651	1898	2098	2296	2495
Westerly-Hopkinton-New Shoreham, RI HUD Metro FMR Area								
LOW HOME RENT LIMIT	NA	1082	1160	1392	1608	1793	1979	2164
HIGH HOME RENT LIMIT	963	1284	1292	1576	1970	2275	2491	2708
For Information Only:								
FAIR MARKET RENT	963	1284	1292	1576	1970	2459	2828	3197
50% RENT LIMIT	NA	1082	1160	1392	1608	1793	1979	2164
65% RENT LIMIT	NA	1388	1488	1788	2057	2275	2491	2708
Newport-Middleton-Portsmouth, RI HUD Metro FMR Area								
LOW HOME RENT LIMIT	NA	1221	1308	1570	1813	2023	2232	2441
HIGH HOME RENT LIMIT	1250	1568	1677	2019	2325	2574	2821	3069
For Information Only:								
FAIR MARKET RENT	1250	1666	1677	2200	2937	3328	3827	4326
50% RENT LIMIT	NA	1221	1308	1570	1813	2023	2232	2441
65% RENT LIMIT	NA	1568	1681	2019	2325	2574	2821	3069

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Page 1 of 1