

June 3, 2025

To: All Owner/Agents of Properties with HOME/HTF/NSP Funds

From: IHFA Project Finance and Compliance

Re: HOME / HTF /NSP Rent Increases

IHFA has seen an increase in owner/agents that are unaware or unfamiliar with the process for requesting rent increases for HOME/HTF/NSP properties and units. HOME/HTF/NSP are HUD programs, subject to HUD polices and regulations, which often differ from LIHTC policy.

IHFA is the Participating Jurisdiction (PJ) for the State of Idaho with the exception of City of Boise, which is the PJ for HOME funds within its city boundaries.

As the PJ, we are required to approve all HOME/HTF/NSP unit rent increases. This is covered in the HOME Compliance Manual on page 4, Section 1.07. It states:

Rent increases must be approved by IHFA prior to implementation. HOME Rent increases requests are submitted with the annual reports, due no later than the last business day of February. The request should include the name of property, current and proposed rents, and the date the increase will go into effect. If rents are increased without the written approval from IHFA, the owner may be required to reduce the rents and make restitution to affected tenants.

We have waived the requirement to submit HOME/HTF/NSP rent increases with the annual reports, but an approval is required to increase rent. We also have a form to request an increase which I have attached to this email.

There are numerous owner/agents refunding significant amounts of rent back to tenants, so we want to make sure everyone is aware of how to process these increases. **If you don't have an approval letter from us and you raise the rent, you are not in compliance. The only exception to this is for new tenants at move-in, but any increases thereafter must have IHFA approval.**

Thank you,

IHFA Project Finance
IHFA Housing Compliance
IHFA HOME Department