



To: **Neighborhood Opportunities Program**

From: Diane J. Benjamin, Program Coordinator

Re: **Updated Minimum NOP Rents**

Date: December 15, 2017

**The Minimum Rent for the NOP/Family Housing Fund has been adjusted to \$525 to reflect the increase in minimum wage to \$10.10 per hour, effective January 1, 2018.** (Rules and Regulations-Section 2-Definitions-2.16- “Minimum rent for FHF” means rent calculated at 30% of gross monthly household income for individuals and families working at minimum wage for 40 hours per week.)

**The Minimum Rent for NOP/Permanent Supportive Housing will increase to \$237 to reflect the cost-of-living increase of 2% for Social Security and Supplemental Security Income beneficiaries beginning January 2018.** (Rules and Regulations-Section 2-Definitions -2.15- “Minimum rent for PSH” means rent calculated at 30% of federal gross monthly Supplemental Security Disability Income -SSDI.)

**NOP Rules and Regulations Section 7 Rents (Tenant Rents):**

- 7.1 FHF Rents. Rents will be established at the greater of 30% of gross monthly income minus utility allowances, or the minimum rent as defined under Section 2.16
- 7.2. PSH Rent. Rents will be established at the greater of 30% of gross monthly income minus utility allowances, or the minimum rent as defined under Section 2.15

Rhode Island Housing’s **Utility Allowance Schedule has been updated, effective January 1, 2018.** If you use the utility allowances of the Housing Authorities in the units’ municipalities, please ask for updated copies and forward them to my attention. They should also be placed in tenants’ files for monitoring purposes.

**The updates will be effective as follows:**

- **immediately for underwriting purposes**
- **February 1, 2018 for new lease-ups**
- **March 1, 2018 for annual and interim recertifications**

The most recent **NOP income limits effective August 2017** have also been attached for your convenience.

If you have any questions, you may contact me at 450-1347 or via e-mail at [dbenjamin@rihousing.com](mailto:dbenjamin@rihousing.com).