



To: Property Owners and Managers

Compliance Memorandum: 26-03

From: Coreen Rittenbach, Compliance Coordinator
Community Housing and Grants Management Division

Date: May 20, 2026

Re: Notice of 2026 Housing Trust Fund (HTF) Rent and Income Limits and Rent Approval Form Requirement

The U.S. Department of Housing and Urban Development (HUD) has released the Fiscal Year 2026 Income and Rent Limits, effective **June 1, 2026**. The North Dakota Housing Finance Agency (NDHFA) has published the updated HTF limits on its website at www.ndhousing.nd.gov. To access the information, navigate to **Compliance Programs > HOME, Housing Trust Fund and NSP > Housing Trust Fund Rent and Income Limits**.

Guidelines to Apply Rent, Income Limit, and Utility Allowance Updates

RENT: Gross Rent Floors in HTF Projects

Each HTF project has Gross Rent Floors established in its Financial Award. These floors represent the minimum gross rent levels required throughout the HTF Period of Affordability, regardless of future decreases in HTF rent limits. While rents may never exceed the current HTF rent limits, property owners are not required to reduce rents below the Gross Rent Floors specified in their Financial Award.

Owners must annually compare the current gross rents of HTF-assisted units to the published HTF Rent Limits. If a unit's gross rent exceeds the new limits as of the effective date, tenant-paid rent must be adjusted to ensure compliance. However, rents should not be reduced below the project's Gross Rent Floors

RENT APPROVAL: Annual Review and Submission Requirements

Each year, rents for HTF-assisted units must be reviewed and approved by the NDHFA. **Within 30 days of receiving notification of the updated HTF rent limits, Owners are required to submit the [HTF Annual Rent Approval Form](#) to hfacompliance@nd.gov.** The submission must include an updated utility allowance to support the rent approval request.

The [Rent Approval Form](#) must be submitted to NDHFA no later than June 18, 2026.

HTF UTILITY ALLOWANCE

Owners of HTF-funded projects are permitted to use the utility allowances established by the local Public Housing Authority for the Section 8 Housing Choice Voucher (HCV) program in the area where the property is located.

- Utility allowances must be implemented project-wide.
- A project may not use more than one utility allowance method for the project.

INCOME: Determining and Monitoring Household Eligibility

Household income for each HTF-assisted unit must be determined at move-in and re-examined annually throughout the project's Period of Affordability, in accordance with HTF program regulations (refer to Section 1.20 of the HOME, Housing Trust Fund and NSP Compliance Manual).

A unit that is initially occupied by an income-eligible household will continue to qualify as a HTF-assisted unit even if the household's income later exceeds the limit—provided the Owner takes the appropriate corrective actions in response to the change. (See Section 2.12 of the Compliance Manual.)

If you have any questions, contact the compliance coordinator at hfacompliance@nd.gov or (701) 328-8046.