

# Federal – HOME Investment Partnership Program (HOME)

Can a project be funded by HOME?

## You must be an eligible applicant:

- City or County Government
- Public Housing Authority
- Non-profit 501(c)3
- Faith Based Organization

Applicant agency must also meet other requirements:

Link: [Eligible Applicant Criteria](#)

## You must have an eligible activity:

- Construction of new rental housing
- Rehabilitation of existing rental housing
- Homebuyer assistance

## Your project must serve eligible households:

Beneficiaries of HOME funds – homebuyers, homeowners, tenants – must be low income.

- Income calculated for all persons in the household.
- Additional income targeting applies to rental housing projects.

Link: [Household Eligibility Rules](#)

**Low- income for HOME** is 80% of median family income as defined by HUD.

Link: [Income Limits Chart](#)

## Compliance with HOME and other federal requirements

- Once an application for funding has been submitted:
  - The project cannot be under construction unless CDBG/federal requirements were already met.
  - The project must STOP to complete National Environmental Policy Act (NEPA) review.
  - If the project includes acquisition of land or buildings, the project must STOP to meet acquisition/relocation requirements (Uniform Relocation Act).
- Federal Procurement (2 CFR Part 200) and Davis Bacon and Related Acts prevailing wage requirements may apply.
- A market assessment is required.
- Build America Buy America Requirements apply to projects with more than \$250,00 in federal funds.
- Section 3 Requirements apply to projects with more than \$200,000 in federal funds.
- Lead based paint, Fair Housing and Section 504 requirements may apply.

Link: [HOME Guidebook](#)

## Timing of funds

- Award is contingent on availability of federal funds and is provided as a conditional commitment.
- Contracting cannot begin until:
  - Completion of the NEPA Review and release of funds by HUD.
  - All financing for the project has been secured.
  - A market assessment has been submitted and reviewed.
  - Completion of project underwriting and cost analysis.
- Once drafted contract execution takes approximately 8 weeks.
- To meet HOME Timeliness requirements, agency should be ready to contract and begin the project within two years of the funding award and complete the project 4 years from contract execution.
- HOME funds are provided on a reimbursement basis, agency must be prepared to cover costs.