

2022-2023 HOME Investment Partnerships Program (HOME) Application

L. PETERSON, GRANTS COORDINATOR

COMMUNITY DEVELOPMENT DEPARTMENT

2022-2023 HOME NOFA

Competitive – applicants are scored and ranked

Total: Approximately \$120 million

Funding for Projects and/or Programs serving low-income households earning at or below 80 percent (80%) of Area Median Income (AMI) and very low-income households earning at or below 50 percent (50%) of AMI meant to:

- Increase the supply of affordable rental housing;
- Expand homeownership opportunities and improve existing housing;
- Addressing and preventing homelessness; and
- Recovery assistance for natural disaster survivors

Funding Allocations

Targets & Set Asides	Percentage	Amount
Program Activities	40%	\$48,000,000
Rental Projects	55%	\$66,000,000
First-Time Homebuyer Projects	5%	\$6,000,000
CHDO (Community Housing Development Organization)	15%	\$18,000,000
Rural Areas	50%	\$60,000,000
Native American Entities	20%	\$24,000,000
Federally-Declared Disaster Areas (unsubscribed 2021-2022 funds)	N/A	\$18,000,000

Projects

Up to \$12,150,000 (depending on project)

- **Rental New Construction:** funds are provided to develop a specific multifamily Project on a specific site by a specific Developer. Rental new construction Projects may be with or without acquisition
- **Rental Rehabilitation:** funds are provided to rehabilitate a specific rental Project on a specific site by a specific Developer, with or without property acquisition.
- **Homebuyer Projects:** Construction financing must include the following: (
 - 1) New construction or acquisition/rehabilitation/conversion to develop homes on specific site(s).
 - 2) All (100 percent) of the HOME investment rolls over to permanent financing to provide mortgage assistance to eligible first-time homebuyers when the units are sold to eligible homebuyers.)

Programs

Up to \$1,500,000

- **First Time Home Buyer Program (FTHB):** Grant to jurisdictions for loans to homebuyers for acquisition only and/or acquisition with rehabilitation of a home; or funds for new infill construction (maximum of four dwellings per site).
- **Owner Occupied Housing Rehabilitation Program (OOR):** Grants to jurisdictions for loans to homeowners for repairs to meet federal, state or local building codes and to correct health and safety deficiencies.
- **Tenant Based Rental Assistance (TBRA):** Grants to jurisdictions to provide rent subsidies and/or security deposits to eligible households for a minimum of six months.

Scoring Estimates

ESTIMATE **WITH** POINTS FOR STATE OBJECTIVE SUB-FACTOR 2

Rating Factor	Maximum Points	FTHB	OOR	TBRA
Housing Element	50	50	50	50
HUD Direct HOME Allocation (Declined)	50	0	0	0
Rural Communities	50	50	50	50
Capacity - Applicant Experience	100	25	50	75
Capacity - Prior Performance Sub-factor #1: Reporting	50	40	40	40
Capacity - Prior Performance Sub-factor #2: Monitoring Noncompliance (1/1/2019-12/31/2023)	100	100	100	100
Community Need	250	173	181	187
Project Feasibility	100	68	79	79
State Objectives - Sub-factor #1: Increasing Affordable Housing	90	90	90	90
State Objectives - Sub-factor #2: Homelessness or Extremely Low-Income	110	110	110	110
Estimated Total	950	706	750	781

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Estimated Total	950	596	640	781

Scoring Points for State-Objectives – Sub-factor #2: Homelessness or Extremely Low-Income

In order to score, applicants must:

1. Apply for TBRA; or
2. Proposed Project will primarily serve (50% or more) people experiencing Homelessness and/or those At Risk of Homelessness as defined in at 24 C.F.R. § 578.3; or
3. Proposed Project will primarily serve (50% or more) Extremely Low-Income Families, which means low-income families whose annual incomes do not exceed 30 percent of the median family income of a geographic area, as determined by HUD with adjustments for smaller and larger families.

HOME Income Limits effective 6/15/2023

Persons in Household	1	2	3	4	5	6	7	8
30% Limit	\$17,850	\$20,400	\$22,950	\$25,500	\$27,550	\$29,600	\$31,650	\$33,700
Very Low Income 50%	\$29,750	\$34,000	\$38,250	\$42,500	\$45,900	\$49,300	\$52,700	\$56,100
60% Limit	\$35,700	\$40,800	\$45,900	\$51,000	\$55,080	\$59,160	\$63,240	\$67,320
Low Income 80%	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800

Program Costs

- \$1,500,000 total including Activity costs (loans/grants), Project-related Soft Costs (direct cost of implementing activity), and General Administration of HOME program

Program Type	General Administration	Project-related Soft Costs
FTBH	Up to 2.5%	Up to 6.5% of home acquisition costs
OOR	Up to 2.5%	Up to 24% of loan/grant amounts
TBRA	Up to 10%	Up to 5% of rent payments

Timeline

- March 25, 2024: Council provide direction regarding application
- April 8, 2024: Council consider adopting a resolution approving the application
- April 9, 2024: Application submitted to HCD
- July 2024: Award announcements
- September 2026: Contracts executed
- September 2030: Program expenditure deadline