

HOME Investment Partnerships Program Overview for Developers

The City receives HOME, a formula grant, from the Department of Housing and Urban Development (HUD) to fund building, buying, and/or rehabilitating affordable housing for rent or homeownership. It is the largest Federal block grant to state and local governments designed exclusively to create housing for low-income households. The definition of low-income is a household having a household income at or below 80% of area median income (AMI).

Eligible Activities	<ol style="list-style-type: none"> 1. Homebuyer: Acquire, and/or newly construct or rehabilitate, single family housing for qualified beneficiaries to purchase 2. Rental: Acquire, and/or newly construct or rehabilitate, single family or multifamily housing for qualified beneficiaries to rent
Eligible Expenses	<p>HOME funds may be used to develop and support affordable rental housing and homeownership affordability through the acquisition (including assistance to homebuyers), new construction, reconstruction, or rehabilitation of non-luxury housing with suitable amenities, including real property acquisition, site improvements, conversion, demolition, and other expenses, including financing costs, relocation expenses of any displaced persons, families, businesses, or organizations. The housing must be permanent or transitional housing. The specific eligible costs for these activities are set forth in 24 CFR Part 92.206 through 92.209. The activities and costs are eligible only if the housing meets the property standards in 24 CFR Part 92.251 upon project completion.</p>
Eligible Beneficiaries	<ol style="list-style-type: none"> 1. Homebuyer: For beneficiaries of single-family housing for purchase, developments must include housing for low-income households. 2. Rental: For beneficiaries of housing units for rent, developments must initially include housing for tenants at 60% AMI, and under certain circumstances tenants with very low-income (50% AMI). <p>For the latest income limits, contact the City at 779-348-7162.</p>
Matching Contribution Requirement	<p>The HOME program requires a 25% non-federal match, permanent contribution to the HOME program or to affordable housing not assisted with HOME funds. Find definitions of eligible and ineligible match at 24 CFR Part 92.219 and 92.220.</p>
Environmental Review	<p>The City assesses the environmental effects of each development PRIOR to choice limiting actions. No funds may be committed to a development before the completion of the environmental review and approval of the request for release of funds and related certification, except as authorized by 24 CFR part 58. To determine the type of Environmental Review necessary for the development, please contact the City's Grant Compliance Supervisor at 779-348-7162.</p>
Relocation Requirements	<p>An acquisition and/or rehabilitation development may trigger the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. Generally, a displaced person under URA is an individual, family, partnership, association, corporation, or organization, who moves from their home, business, or farm, or moves their personal property, as a direct result of acquisition, demolition, or rehabilitation for a federally funded</p>

	<p>project. Displaced persons are eligible for relocation assistance. Therefore, it is critical for applicants to issue appropriate notices to affected persons at appropriate times. The first notice is required at the time of application. Please refer to the HUD Handbook 1378 Uniform Relocation Assistance for more information.</p>
<p>System for Award Management (SAM)</p>	<p>In order to be eligible to receive an award, applicants must register on SAM. Registration is renewed and revalidated at least every 12 months. To register, go to www.sam.gov and create an account. A DUNS number is required at registration. Registration is free.</p> <p>DUNS Number: Obtain a DUNS number by registering with Dun and Bradstreet at http://fedgov.dnb.com/webform/pages/CCRSearch.jsp or by calling 866-705-5711.</p>
<p>Construction</p>	<p>Rehabilitation Standards: For a copy of the most recent standards, contact the City at 779-348-7437.</p> <p>Lead Based Paint: Developments involving existing residential structures built on or before December 31, 1977, must meet the HUD Lead Based Paint requirements of 24 CFR Part 35.</p> <p>New Construction must meet the City of Rockford Building Codes and Ordinances found at https://rockfordil.gov/city-departments/community-and-economic-development/construction-and-development-services/building-codes-and-ordinances/.</p> <p>Davis Bacon: Developments with 12 or more HOME assisted units must pay prevailing wages pursuant to the Davis-Bacon Act (40 U.S.C. 3141), and must follow the overtime provisions of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).</p>
<p>Other Important Requirements</p>	<ol style="list-style-type: none"> 1. Gap Financing: HOME funds close financial gaps. Therefore, the amount of HOME award will fluctuate as the commitment of resources fluctuate. 2. Pre-development costs: Under certain circumstances, expenses incurred prior to the award are allowable project costs. Please contact the City before incurring expenses. 3. All homebuyer beneficiaries must receive housing counseling through a HUD Certified Housing Counseling Agency. 4. The household income of beneficiaries (tenants/homebuyers) is determined using the Part 5 definition.