

Applicability

The HOME, NSP, and HTF Programs provide extremely flexible financing for affordable housing development. However, there are certain activities and costs that cannot be paid with program funds.

Ineligible Properties

- Development, maintenance, or modernization of Public Housing authorized under section 9 of the 1937 Act (Public Housing Capital and Operating Funds).
- Properties eligible for assistance under the 24 CFR Part 248, “Prepayment of Low Income Housing Mortgages,”(See below for more information)
- Properties receiving Federal Rental Rehabilitation Program funds
- Certain mandated existing Section 8 program uses, such as Section 8 rent subsidies for troubled HUD-insured projects.
- Commercial property
- Shelters
- Facilities
- Emergency Repairs
- Previously funded properties still in their Period of Affordability
- Halfway housing, dormitories (including farmworker)
- Student housing (including dormitories)
- HTF specific -Transitional Housing

Preservation of Certain HUD Subsidized Low-Income Housing Mortgages

Properties eligible for assistance under the 24 CFR Part 248, “Prepayment of Low-Income Housing Mortgages,” are not eligible for assistance with HOME Program funds unless the applicant is a nonprofit or resident ownership organization that qualifies as a priority purchaser under §248.101.

Project Previously Assisted with Home Funds

After the first year following project completion date, no additional HOME/HTF/NSP funds can be added during the project’s period of affordability.

Delinquent Fees, Taxes, or Interest**Annual Compliance and Monitoring Fee**

NSP program only