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**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 the 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 [24 CFR §248.101](#).

**Project Previously Assisted**

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**

Federal funds may not be used to pay delinquent fees, taxes, interest, collections, etc. for any project. Certain activities may require the delinquent items to be paid prior to a financial closing.

**Annual Compliance and Monitoring Fee**

The NSP program does not allow annual compliance and/or monitoring fees.