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### **Applicability**

The HOME, NSP, and HTF Programs provide an extremely flexible financing for affordable housing development. However, there are certain activities/funding that cannot be undertaken with these 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 properties
- Shelters
- Facilities
- Emergency Repairs
- Properties currently in their Period of Affordability
- Halfway housing, dormitories (including farmworker)
- Student housing (including dormitories)
- HTF 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 charges**

HOME/HTF/NSP funds may not be used to pay delinquent taxes, fees, or charges on properties assisted with HOME/HTF/NSP funds.

### **Annual Compliance and Monitoring Fee**

Effective with the 2013 Revised HOME Rule, IHFA may charge a reasonable, annual, compliance & monitoring fee to a HOME/HTF projects See Chapter 7 of this plan for additional information.