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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 changes 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.