

Comparisons
Housing Trust Fund Program vs HOME Investment Partnerships Program

Categories	Housing Trust Fund (HTF)	HOME Investment Partnerships Program (HOME)
IHFA Program Description and Policies	See Annual Administrative Plan	See Annual Administrative Plan
Eligible Activities	<ul style="list-style-type: none"> • Single-Family Rental • Multifamily Rental 	<ul style="list-style-type: none"> • Single-Family Rental • Homebuyer Activities • Multifamily Rental
Ineligible Activities	<ul style="list-style-type: none"> • Homebuyer • Shelters • Facilities • Dormitories • Emergency Repairs 	<ul style="list-style-type: none"> • Shelters • Facilities • Dormitories • Emergency Repairs
Loan Terms	<ul style="list-style-type: none"> • Due-On-Sale • Grant 	<ul style="list-style-type: none"> • Amortized • Due-On-Sale • Surplus Cash
Per Unit Maximum Subsidy Limits	HOME Subsidy Limits	https://www.idahohousing.com/federal-programs/home-program
Affordability Period	Minimum 30 Years	<ul style="list-style-type: none"> • New Construction- 20 Years • Rehabilitation- 5-15 Years
Match	No Match Requirement	25% Match Requirement
Household Income Targeting	Households with Annual Gross Income ≤30% AMI	<ul style="list-style-type: none"> • 90% of rental units @ 60% AMI • 20% of rental units in projects with 5+ HOME units @ 50% AMI • All HOME units must serve households ≤80% AMI
Rehabilitation Standards	Same as HOME Program-See Exhibit C- Annual Administrative Plan	See Exhibit C- Annual Administration Plan <ul style="list-style-type: none"> • State Building Code for Existing Structure; • UPCS; and • Local ordinances/zoning/ property/housing standards
Cross-Cutting Federal Regulations	Same as HOME Program	Chapter 6- Annual Administrative Plan
Rent Limits	HTF Rent Limits Established By HUD https://www.idahohousing.com/federal-programs/home-program	<ul style="list-style-type: none"> • High HOME • Low HOME • Published annually by HUD
Long Term Compliance and Monitoring	Same as HOME Program	See Chapter 7- Annual Administrative Plan
Apply for Funding	Follow the HOME Program	<ul style="list-style-type: none"> • Single-Family Rental- Published RFP • Multifamily Rental- Annual Published NOFA