

HOME Investment Partnerships (HOME) Program

HUD also administers the Home Investment Partnership (HOME) Program as authorized by the 1990 National Affordable Housing Act, as amended by the Housing and Community Development Act of 1992. The intent of the HOME Program is to expand the supply of decent, safe, sanitary and affordable housing.

Eligible HOME Activities

- CHDO (Community Housing Development Organizations), HUD requires 15 percent of the City's HOME funds be set aside for CHDO activities. There is a separate application process to obtain this status. CHDO eligibility is restricted to a qualified non-profit organization with 501(c) (3) tax status and other special requirements. You should talk with City staff regarding applying for these set-aside funds.
- Home ownership assistance;
- Rehabilitation;
- New construction of affordable housing;
- Tenant-based rental assistance¹;
- Acquisition of property for affordable housing.

Additional HOME Program Requirements

In order for an activity or program to be eligible for HOME funding, it must qualify by meeting the following guidelines:

- One hundred percent of all funding must be used to benefit households or persons with incomes less than 80 percent of the Fresno area median income, as defined by HUD.
- HOME funds may be used for rehabilitation, tenant-based rental assistance, new construction, low income home buyer assistance, acquisition of property for affordable housing, or CHDO activities.
- All HOME-funded projects must have 25% matching funds from a non-federal source.
- The HOME program has strict long term affordability requirements which differ based on the type of project and the amount of funding requested per unit. Check with City staff for specific requirements prior to submitting an application.
- Prevailing wage requirements are different from the CDBG program. Federal prevailing wages (Davis-Bacon) are triggered when there are 8 or more units

¹ City is prioritizing organizations that demonstrate targeting chronically homelessness that are appropriate for a rapid rehousing solution. Applicants with capacity, demonstrated experience and participate in the coordinated entry system.

assisted with CDBG funds. For the HOME program, it is 12 or more units. If a project will trigger this important requirement, the cost estimate should be adjusted accordingly.

Ineligible HOME Activities

- Emergency repair programs;
- Project reserve accounts;
- Public housing projects; preservation of affordable housing projects;
- Commercial properties;
- Homeless shelters;
- Matching funds for other programs, except to match McKinney Act funds;
- Temporary shelters;
- Other properties that do not constitute permanent housing such as residential health care facilities and publicly run residential institutions; or
- Acquisition of City or agency-owned properties.