

HOME Program FAQ's for Local Governments

1. How often does THDA Open an application round for Local Governments?
 - a. THDA typically holds one application round per year for local governments.
2. What is the maximum allowable grant to Local Governments?
 - a. This is subject to each year's program description but typically THDA sets the minimum grant at \$100,000 and the maximum grant at \$500,000.
3. Can a local government apply in two years back to back?
 - a. Yes, there may be some limitations based on the percentage of HOME funds actually expended from prior rounds and other threshold requirements.
4. Can a city government apply where the county government or another city in the same county is also applying?
 - a. Yes, multiple governments in the same county may apply but THDA limits the total award available per county, typically \$750,000. If more than one of the applicant is chosen to receive a HOME grant the amount for each grantee may be reduced to make the total award within that county not more than the amount limited per county as defined in the program description.
5. Can the local government hire a third part administrator?
 - a. Yes, generally grantees are required to publicly solicit applications under a competitive procurement for third party grant administrators unless contracting with another governmental or quasi-governmental body such as a Development District or Public Housing Authority.
6. Is there a match requirement?
 - a. Though HUD does have a 25% match requirement THDA does not current require a match from the local government grantee.
7. When a grantee submits a project or administrative draw request how long should be expected before receiving payment?
 - a. Generally the grantee should receive payment from a complete and approved draw request within 15 days of the date that it is submitted and determined valid and complete.
8. Who is eligible to receive a HOME homeowner rehabilitation grant as a beneficiary from the local government?
 - a. Low income homeowner households with incomes of 80% or less than the area median Incomes as determined by HUD who live in the home as their primary residence. They must also have lived in the home by a minimum of (1) year.

9. What types of Homeownerships are eligible for a HOME grant?
- a. In an owner-occupied rehabilitation program, is it permissible for a grantee to provide HOME assistance to a homeowner who has a “living trust” or a life estate on the property?
 - b. Yes. In addition to traditional forms of ownership interest (defined under “homeownership” at §92.2), the 2013 Rule identifies four additional forms of ownership interest under which an owner can qualify for assistance for homeowner rehabilitation programs only, effective August 23, 2013. These include:
 - i. Life estates • Inherited property
 - ii. Inter vivos trust (i.e., a “living trust”)
 - iii. Beneficiary deeds.
 1. For each of these new forms of ownership interest, the beneficiary must (1) be low-income and (2) use the property as his/her principal residence at the time of receiving HOME assistance. Homeowner rehabilitation activities are generally subject to long-term affordability requirements under HOME of 5 to 15 years; For more information on these types of legal mechanisms and the requirements for each, refer to §92.254(c) of the 2013 Rule.
10. How much money can be spent on a HOME rehabilitation project?
- a. All home projects are limited to HUD’s subsidy limit. The current limit can be found at www.THDA.org/business-partners/home
11. What is the period of Affordability (compliance) that is required?
- a. The compliance period will be between 5 and 15 years depending on the amount of HOME funds that are expended on the project. All reconstruction projects will have a compliance period of 15 years.
12. How long does a local government have to expend the grant?
- a. The HOME grant terms are typically 3 years. Following the end of the term the local government will have an additional 60 days to submit all requests for payment and submit all necessary paperwork to close out the grant.