



HOME Program Updates

January 27, 2021



U.S. Department of Housing and Urban Development

2020 and 2021

- HOME: \$1.35 billion
 - Same as 2020
- Allocations must be announced by February 25th
 - Allocations should be close to corrected 2020 allocations
- Unit production down 23% in FY 2020
 - TBRA households down 9%



HOME Project Profile

- 2020 was the 30th anniversary of passage of the HOME statute
- Nominate your exemplary HOME project to be highlighted on the HOME Project Profile page at:

www.hudexchange.info/programs/home/project-profiles/





HOME Project Profiles



Homeownership

Did you integrate innovative strategies in a Homeownership project?

[Submit a Project Profile](#)



Submit a Project Profile

We invite you to share the great work you are doing in your community. View submission instructions and submit your story.

Learn About the HOME Program

Want to learn more about the HOME Program? HOME provides grants to state and local governments to create affordable housing for low-income households.

For over 20 years, the HOME Investment Partnerships Program (HOME) has provided formula grants to states and localities that communities use to fund a wide range of activities including constructing, acquiring, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income households. HUD is showcasing exemplary projects or programs for each of these HOME activity types: rental, homebuyer, homeowner rehabilitation, and tenant-based rental assistance. These projects or programs are innovative and/or replicable, and highlight the best of what partnerships between federal, state, local governments and communities can achieve with HOME funds.

Project Profiles



Section 3 Final Rule

- Published September 29, 2020
- Final Rule can be found at 24 CFR 75
- Makes significant changes to the 1994 Interim Rule (24 Part 135)
- Better aligned with statutory priorities
- Reduced administrative burden



Section 3 Final Rule

- Definition of a Section 3 project
 - HUD funds for housing rehabilitation, housing construction, or other public construction projects that exceed a \$200,000
 - Funds from HUD's Lead Hazard Control and Healthy Homes programs
- Reporting on labor hours worked
 - Total labor hours worked on a Section 3 project, by Section 3 workers, Targeted Section 3 workers
 - Better aligns with standard business practices
 - Departure from measuring new hires



Section 3 Final Rule

- Final Rule effective on November 30, 2020
 - Requirements of old rule no longer in effect
 - PJs must begin following Part 75
- Compliance date: July 1, 2021
 - Section 3 projects required to follow the reporting requirements in 24 CFR 75.25
 - Report in IDIS
 - Not required to report on projects committed or completed between 11/30/2020 and 7/1/2021
 - Keep files associated with Section 3 Projects that occurred during transition period





HOME COVID Statutory Suspension & Regulatory Waivers

U.S. Department of Housing and Urban Development

HOME COVID Response

- April 10, 2020
 - General Statutory Suspensions and Regulatory Waivers in Support of COVID-19 Pandemic Response
 - Statutory Suspensions and Regulatory Waivers to Facilitate Provision of HOME Tenant-Based Rental Assistance to Households Affected by COVID-19 Pandemic
- December 4, 2020
 - Revision, Extension, and Update of April 2020 Memo - Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic
 - Revision and Extension of April 2020 Memo - Suspensions and Waivers to Facilitate Use of HOME-Assisted TBRA for Emergency and Short-term Assistance in Response to COVID-19 Pandemic
- Submit email to CPD Field Office and to OAHP at HOMECOVID19@hud.gov



General HOME COVID Waivers Revision, Extension and Update

NEW:

- Suspension and Waiver of Maximum Per Unit Subsidy Limit
 - Projects currently underway or in the planning stages (but committed prior to end of extended waiver period)
- Source Documentation for Income Re-examinations – Tenant Income



General HOME COVID Waivers Revision, Extension and Update

REVISED

- Income Documentation
- Initial and Annual Inspection of TBRA Units
- 4-Year Project Completion Deadline
- HOME funds for Operating Reserve



General HOME COVID Waivers: Extensions, Revisions & Updates

EXTENDED

- On-Site Inspections of HOME-assisted Rental Housing
- Nine-Month Deadline for Sale of Homebuyer Units
- Timeframe for a Participating Jurisdiction's Response to Findings of Noncompliance



TBRA for COVID Response Extensions, Revisions & Updates

REVISED

- Eligible Tenant-based Rental Assistance Costs and Maximum TBRA Subsidy
- Tenant Protections – Lease
- Housing Quality Standards
- Annual Inspection of Units Occupied by Recipients of HOME TBRA
- Income Determination



TBRA for COVID Response Extensions, Revisions & Updates

EXTENDED

- Rent Reasonableness
- Eligible Tenant-based Rental Assistance Costs and Maximum TBRA Subsidy
- Term of Rental Assistance Contract



COVID-Related Webinars

- Webinar – Revision, Extension, & Update of HOME COVID-19 Memos: Statutory Suspensions & Regulatory Waivers – January 25th
- HOME COVID waivers, webinars, guidance and tools on HOME COVID-19 Guidance page at:

www.hudexchange.info/programs/home/



Updated Emergency TBRA Toolkit

UPDATED

- Sample Self-Certification of Annual Income Form
- Sample Subrecipient Agreement
- Sample Application Form
- Sample Owner Certification Form

NEW

- Project File Checklist
- Program File Checklist
- <https://www.hudexchange.info/programs/home/covid-19/#emergency-tbra>





Questions?



U.S. Department of Housing and Urban Development