

## HOME PROGRAM (ONLY) APPLICATION NOTES

*The City distributes its CDBG and HOME entitlement funds through a process known as the Annual Action Plan. CDBG Program funding is announced through a Notice of Funding Availability (NOFA). HOME funding can be applied for at any time by requesting or submitting an application. At least once per year, usually during the CDBG NOFA process, the annual HOME entitlement funds are announced. Individuals and agencies may add their name and contact information to the email distribution list to receive information on the HUD funded programs. Please email [housing@nationalcityca.gov](mailto:housing@nationalcityca.gov) and include the following information: email address, first and last name, phone number, organization name, position title, and organization website.*

HOME is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Program regulations are at [24 CFR Part 92](#). HOME is the largest Federal block grant to State and local governments designed exclusively to create affordable housing for low-income households.

Pursuant to 24 CFR 92, the City may allocate up to ten percent (10%) to administration/planning activities. Fifteen percent (15%) of these funds should be used for a CHDO. The remainder is used to create affordable housing opportunities in the form of:

- Homeowner rehabilitation: HOME funds may be used to assist existing owner-occupants with the repair, rehabilitation, or reconstruction of their home (Appendix F);
- Homebuyer activities: Finance the acquisition and/or rehabilitation, or new construction of homes for homebuyers (Appendix G);
- Rental housing: Affordable rental housing may be acquired and/or rehabilitated, or constructed; and (Appendix H);
- Tenant-based rental assistance (TBRA): Financial assistance for rent, security deposits, and, under certain conditions, utility deposits may be provided to tenants. Assistance for utility deposits may only be provided in conjunction with a TBRA security deposit or monthly rental assistance program (Appendix I).

At least 15 percent of HOME Investment Partnerships Program (HOME) funds must be set aside for specific activities to be undertaken by a special type of nonprofit called a Community Housing Development Organization (CHDO). A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience. Organizations may apply to be a CHDO at any time by emailing [housing@nationalcityca.gov](mailto:housing@nationalcityca.gov).

[24 CFR 92 Subpart G](#) - CHDOs may use HOME funds for all eligible HOME activities. However, in order to count towards the 15 percent set-aside, a CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. These eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.