

# HOME Investment Partnerships Program

The HOME Investment Partnerships Program is a federally funded housing assistance program administered by the Fairfax County Housing and Community Development Department (HCD). HOME is authorized under Title II of the Cranston-Gonzales National Affordable Housing Act, as amended.

The funding is used by communities, most often in partnership with local nonprofit groups, but also with housing authorities, individuals and for-profit developers. Typical projects address abandoned, substandard and unaffordable housing problems in local communities. The HOME Program is flexible to provide gap financing for a range of activities from acquisition and rehabilitation to new construction of rental and single family housing.

The HOME Program is designed exclusively to create affordable housing for low-income and very-low income households. The intention of the program is to:

- ◆ provide decent, affordable housing to lower-income households which will improve the living conditions of the residents and stabilize the neighborhood,
- ◆ expand the capacity of nonprofit housing providers,
- ◆ strengthen the ability of state and local governments to provide housing, and
- ◆ leverage private-sector participation.

## Type of Assistance:

The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.



*The development of Gum Springs Glen senior living facility in the Mount Vernon District was partially funded by HOME. This 60 unit independent living facility is the recipient of 9 prestigious awards.*

## Eligible Activities:

- ◆ **Rental** - Affordable rental housing may be acquired and/or rehabilitated, or constructed. Tenant-based rental assistance (TBRA), which is financial assistance for rent, security deposits and utility deposits provided to tenants, is also eligible.
- ◆ **Homebuyer** - Homebuyer programs can be structured in any number of ways to encourage acquisition, rehabilitation, or the new construction of affordable single and multiple housing. Program design will be guided mainly by the needs of the community and the local housing market. The home must be the owners' principal residence. Resale or recapture provisions apply to homebuyers to assure continued affordability.
- ◆ **Homeowner Rehab** - HOME funds may be used by program grantees to assist existing homeowners with the repair, rehabilitation or reconstruction of owner-occupied units.

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### Eligible Families:

The HOME income limits are based on HUD estimates of median family income, with adjustments based on family size. HUD publishes HOME income limits each year. The eligibility of households for HOME assistance varies with the nature of the funded activity. Income, rent limits, and residency must be monitored by the applicant throughout the affordability period.

**Rental** - For rental housing and rental assistance, at least 90% of benefiting tenants must have incomes that are no more than 60% of the HUD-adjusted median family income for the area (i.e. for a family of 4-persons is \$53,580 as of March 2005). HUD also publishes HOME specific rent limits annually.

**Homeownership** - To be eligible for HOME funds, the prospective homeowner must have an annual gross income that does not exceed 80% of median for the area (i.e. for a family of 4-persons is \$58,000 as of March 2005) and must occupy the property as a principal residence.

### Community Housing Development Organizations (CHDO's)

A CHDO is a private nonprofit, community-based service organization that develops affordable housing for the community it serves and meets special requirements (e.g. board composition) under the HOME program.

- ♦ **Set-aside** - At least 15% of HCD's HOME allocation funds are set-aside for housing development activities in which qualified CHDO's are the owners, developers and/or sponsors of the housing. HCD generally issues a Request for Proposals (RFP) in the Spring for CHDO's to apply for the 15% set-aside. Tenant-Based Rental Assistance (TBRA) is not an eligible CHDO activity.
- ♦ **Operating Expenses** - HCD's HOME allocation funds may be used to provide general operating assistance to CHDO's that are receiving CHDO set-aside funds for an activity (or activities) or are under a written agreement to receive set-aside funds. Operating Expenses are reasonable and necessary costs for the operation of the CHDO.



Tavenner Apartments in the Lee District was constructed by the Fairfax County Redevelopment and Housing Authority using funding partially provided by HOME.

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**For additional information,  
please contact the Fairfax County Department of Housing and Community  
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or online at [www.fairfaxcounty.gov/rha/](http://www.fairfaxcounty.gov/rha/).**