



Office of Affordable Housing Program Updates COSCON Conference – September 2023



HOME Reform Initiative

- HOME Rulemaking – White House Housing Supply Action Plan
 - OAHP conducted comprehensive review of statute and regulations to identify flexibilities or simplifications
- HUD previously identified these topics in OMB Semi-Annual Agendas
 - CHDOs
 - Community Land Trusts
 - HOME Rents
 - Property Standards
 - Publication expected late this year



Upcoming HOME and HTF Guidance

- HTF Risk Analysis –
 - HTF added to CPD Notice on Grantee Risk Analysis for FY 2024
 - Publication is imminent
- HTF Monitoring Exhibits
 - Expected to be issued by end of 2023
 - Compliance monitoring of State HTF grantees to begin in FY 2024
- HOME and HTF (NSPIRE) Property Standards Federal Register Notice
 - Establishing specific deficiencies for written rehabilitation standards and ongoing property inspection protocols



GAO Evaluation of HTF

- GAO conducted a two-year evaluation of Housing Trust Fund
 - Made 5 recommendations
- Finding: Many Grantees are not including requirement for an independent cost certification by a CPA in written agreements for HTF projects AND are not obtaining cost certifications for completed projects.
- Finding: Many Grantees are not accurately reporting the total number of units in an HTF project (v. HTF-assisted)
- Finding: Many Grantees are not entering project completion information in IDIS within 120 days of final draw



HOME Homebuyer Policies Training

- HOME Homebuyer Program Policies and Procedures training series
- 5-week series targeted to HOME PJs providing homeownership assistance
- Ensures PJs understand key regulatory requirements related to designing HOME homebuyer assistance programs
- Includes required reading, live webinar sessions, prerecorded training content, peer-to-peer discussion forums, case studies, and other exercises
- 2 cohorts completed in 2022; 2 more underway
- Next Up: Pittsburgh in October
- Registration is announced through your Field Office



HOME-ARP Program Status

- As of August 28th -
 - 600 of 643 HOME-ARP plans have been accepted
 - 224 activities have been funded in IDIS
- Based on approved plans, PJ planned use of funds is:
 - Rental 62%
 - TBRA 5%
 - Supportive Services 16%
 - Noncongregate Shelter 17%



Upcoming HOME-ARP TA

- Implementation Clinics
 - Virtual Clinics – 20 deliveries covering substantial amendments, preferences, QPs, policies and procedures
 - Will include activity-specific clinics
 - Expected to begin in October
 - Up to 43 in-person clinics focusing on specific activities and policies and procedures
 - At least one delivery in each HUD region addressing each of the 4 activities
 - Expected to begin in March
 - Written products and tools under development for use in clinics



Upcoming HOME-ARP TA

- Upcoming Written TA Products
 - Non-Congregate Shelter: Due diligence considerations for acquiring properties
 - Property standards/housing quality standards/ property and habitability standards
 - QP eligibility/record keeping and supporting documentation requirements
 - Project file checklists and sample QP eligibility forms
 - TBRA Sponsor checklists
 - Capacity Assessment for Community Development Executives
 - Elected Official Series:
 - Timely Expenditures
 - Qualifying Populations (QPs)
 - Keeping Stakeholders Engaged



HOME-ARP Assistance

- Quarterly Office Hours – Topical with Q&A beginning in FY 2024
- HOMEARP@hud.gov remains available for questions
- Direct TA available to HOME PJs, as appropriate
 - Request through the portal



Expiring FY 2015 HOME Funds

- Expiration of 2015 HOME funds: September 27, 2023
- HUD has no authority to suspend or extend the deadline
 - Even in major disaster areas
 - Even if the funds are committed to a HOME project
- All unexpended funds will be recaptured by U.S. Treasury



Expiring FY 2015 HOME Funds

- As of September 11th:
 - 134 PJs have uncommitted/undisbursed 2015 HOME funds
 - Under 31 field offices
 - 3 State PJs (i.e., Georgia, Mississippi, Ohio)
 - 131 Local PJs
 - Balance to disburse of \$9,977,455
 - Of which \$5,189,516 remains uncommitted to projects
- In 2021, only \$998K of FY 2014 funds were lost
- Never lost more than ½% of appropriated amount
- Currently about 1.1% of FY 2015 appropriation remains unspent



Assistance with Expiring HOME Funds

- HOME Expiring Funds Report
 - HUD Exchange – posted monthly / weekly
 - IDIS PR44 Report – can be run at any time for updated info
- HOME *FACTS* volume 11, number 1 (April 2023)
- HOME expiring funds webinar for PJs (May 24, 2023)
 - Special invitation to PJs w/expiring funds on the report
- One-on-one help for PJs
 - Move expiring funds to projects spending more quickly
 - Move funds out of the CHDO set-aside
 - To date, only a handful of PJs have requested assistance



HTF Commitment & Expenditure Deadlines

- HTF has a statutory 2-year commitment deadline and regulatory 5-year expenditure deadline
 - Commitment requirement cannot be waived – even for disaster
 - Expenditure deadline has been waived a few times for good cause
- 21 States have commitment and/or expenditure deadlines before 12/31/2023
 - \$31.6 million in current shortfalls
- OAHP notifies grantee 120 days and 30 days before deadlines
- OAHP Management reaching out to CPD Field Office Directors about grantees with upcoming deadlines and shortfalls
 - DAS Office interested to know if grantees will meet deadlines
- HTF Deadline compliance Status Report posted monthly to HUD Exchange
- IDIS PR108 Report can be run at any time for updated info





Questions?

