

Division of Energy, Housing and Community Resources (DEHCR)

Multifamily Housing Development Program Comparison Chart

	HOME	HOME-ARP	HTF
Eligible Multifamily Uses	New construction, acquisition, rehab	New construction, acquisition, rehab and transitional housing	New construction, acquisition, rehab
Target Population	Low-income households ≤ 60% AMI	<i>Qualifying Populations (QPs) + low-income households ≤ 80% AMI (QP units must be at least 70% of total units)</i>	Extremely low-income households ≤ 30% AMI
CHDO Set Aside	15%	<i>Waived</i>	None
Income Targeting	100% for low-income households (≤ 80% of AMI)	QPs: must meet one of the QP definitions; other units ≤ 80% AMI	100% of units must serve ≤ 30% AMI or poverty-line households
Rent Restrictions	HUD HOME rent limits (High/Low HOME rents)	QP units: if tenants are at or under 50% of AMI rent plus utilities contribution is capped at 30% of the household income and for tenants at 50-80% AMI rent is High HOME; low-income units follow High HOME limits	Rents plus utilities are capped at 30% of the income of a household whose income is 30% AMI
Minimum Affordability Period	15–20 years depending on subsidy amount	Minimum 15 years	Minimum 30 years
Per-Unit Subsidy Cap	Based on HUD Section 234 limits by unit size and location	<i>Waived; may fund 100% of development costs + capitalized operating reserves</i>	Uses same as HOME by unit size and location. Must meet cost reasonableness and underwriting standards
Form of Assistance	Grants or loans	Grants including operating cost reserves	Grants or loans
Match Requirement	25% non-federal match required	No match required	No match required

Eligible Property Types	Multifamily rental	Same as HOME	Multifamily rental
Tenant Protections	Lease required; eviction protections; fair housing compliance	Enhanced protections for QPs; service coordination required	Written lease required, prohibited lease terms, eviction protections, fair housing compliance 24 CFR 93.303
Property Standards	Must meet 24 CFR 92.251	Same as HOME	Must meet 24 CFR 93.301 standards
Supportive Services	Not required	Resource referral information required	Not required
Operating Cost Reserves	Not allowed	Allowed for QP units (up to 15 years)	Allowed in limited situations and applies only to the HTF units share of costs-must be determined at underwriting and part of the agreement-see 24 CFR 93.201(e) limited to five years.
Environmental Review	Required	Required	Required
Davis-Bacon Requirements	Applies if ≥12 HOME-assisted units	Same as HOME	Not required unless triggered by other federal funds
Section 3 Requirements	Applies if ≥\$200K in HUD funding	Applies	Applies
Lead-Based Paint Compliance	Required for rehab/acquisition of pre-1978 units	Same as HOME	Same as HOME
Monitoring & Compliance	Annual compliance reviews; income/rent verification, inspections at least every three years.	Same as HOME, plus QP tracking	Annual compliance reviews; income/rent verification, inspections at least every three years.
Affordability Enhancement	Land Use Restriction Agreement (LURA) or deed	Same as HOME	Typically LURA or deed restriction; must ensure 30-year compliance