STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF FEDERAL FINANCIAL ASSISTANCE
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January 29, 2026

MEMORANDUM FOR: ALL POTENTIAL APPLICANTS

FROM: Jenny Cho, Deputy Director
Division of Federal Financial Assistance

SUBJECT: HOME Investment Partnerships Program (HOME) 2025 Project Activities Notice of Funding Availability

The California Department of Housing and Community Development (the "Department" or "HCD") is pleased to announce the release of this Notice of Funding Availability (NOFA) for approximately $34 million in federal funds for Project Activities under the HOME Investment Partnerships Program (HOME). Funding for this NOFA is from the Department's Fiscal Year 2025 (FY25) HOME allocation from the U.S. Department of Housing and Urban Development (HUD). The amount of funding available may change. This funding provides loans or grants to eligible HOME Applicants serving households with low- and very low-incomes, defined as at or below 80 percent (80%) of Area Median Income (AMI), and at or below 50 percent (50%) of AMI, respectively. This NOFA is subject to state and federal HOME regulations.

NOTE: In an effort to improve tribal access within the HOME Program, the Department has called attention to tribal-specific information within this NOFA in green font. However, Native American Entity Applicants are encouraged to carefully read through all NOFA contents and application materials thoroughly, not exclusively the green font portions

The Department will target 20 percent (20%) of the HOME funding for Eligible Applicants that meet the definition of a Native American Entity as set forth and provided in this NOFA. The Department, California Indian Assistance Program (CIAP) and HOME team will provide comprehensive technical assistance to Native American Entities throughout the application process and during implementation of Project activities.

The HOME funds provided through this NOFA will be awarded on a competitive basis to State Recipients, Community Housing Development Organizations (CHDOs), and Developers, as defined in this NOFA. HOME funds awarded to Native American Entities will be on an over-the-counter ("OTC") application basis, as set forth in this NOFA.

Funding may be used for the following eligible uses:

Project Activities

- Multifamily Rental Projects (new construction, acquisition only, and/or rehabilitation with or without acquisition); and
- First-Time Homebuyer ("FTHB") Projects (subdivision development)

To be considered for HOME funding, Applicants must submit a complete application for each HOME Project activity with required documentation via the EUNA Grants Network Portal only. The Department will begin accepting applications received through the EUNA Grants Portal on January 29, 2026. For cities, counties, CHDOs, and Developers, each completed application package must be submitted **no later than 5:00 P.M. Pacific Daylight Time (PDT) on March 30, 2026**.

For Native American Entity Applicants (whether a Federally Recognized Tribe or Non-Federally Recognized Tribe), application packages may be submitted starting on January 29, 2026, until **5:00 P.M. PDT on June 22, 2026.**

Timeline

NOFA Release	January 29, 2026
Webinars	February 2026
Competitive application submittal period for cities, counties, CHDOs, and Developers	From January 29, 2026, through March 30, 2026, 5:00 P.M. PDT

OTC application submittal period for Native American Entities (NAE-FRTs and NAE-NFRTs)	**From January 29, 2026, through** **June 22, 2026, 5:00 P.M. PDT, or until the available funds are exhausted, whichever occurs first.**

All activities and proposed funding in this NOFA are subject to availability of funds and continuing HUD and legislative and fiscal authority.

Applications

Applicants are strongly encouraged to set up their profiles and upload attachments and documents in the EUNA Grants Portal located at https://gn.ecivis.com/GO/gn_redir/T/vyjsqf2kekyx *early* to ensure successful submissions prior to the application deadline. Applicants are also strongly encouraged to set up the profile with a centralized email account to avoid loss of access due to staffing change that may result in delays. If Applicants experience trouble logging into the portal or have questions on how to complete the online application, please contact the Department at HOMENOFA@hcd.ca.gov or 916-263-2771.

The Department will hold a series of webinars in February 2026 to review the NOFA and application process. A list of webinar dates, times, and how to register is available on the Department's HOME website at https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program.

Additionally, one-on-one technical assistance appointments will be offered during the application period to assist Applicants with questions regarding the application and application process. Applicants seeking technical assistance may email HOMENOFA@hcd.ca.gov to schedule an appointment.

To receive HOME NOFA information and other program information and updates, please be sure to subscribe to the federal programs email list at https://www.hcd.ca.gov/contact-us/email-signup.

Please direct any questions regarding this NOFA to the HOME Program at: HOMENOFA@hcd.ca.gov.

Attachments

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
PROJECT ACTIVITIES 2025 NOTICE OF FUNDING AVAILABILITY

Gavin Newsom, Governor
State of California

Tomiquia Moss, Secretary
Business, Consumer Services and Housing Agency

Gustavo Velasquez, Director
California Department of Housing and Community Development

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Phone: (916) 263-2771

Website: https://www.hcd.ca.gov/grants-and-funding/programs-active/home-investment-partnerships-program

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January 29, 2026

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I. Overview

A. Notice of Funding Availability

The California Department of Housing and Community Development (Department) is pleased to announce the release of this Notice of Funding Availability for Project Activities (Projects NOFA) for approximately $34 million in federal funds for Project activities under the HOME Investment Partnerships Program (HOME). This HOME Projects NOFA provides funding for housing Project activities in "non-entitlement jurisdictions," which are jurisdictions and unincorporated areas that do not receive HOME funding directly from HUD. These HOME funds will be used to benefit residents of non-entitlement jurisdictions and are specifically designed to assist low-income households by providing affordable housing.

The amount of funding available through this NOFA may vary depending on several factors. If additional funding becomes available, the Department will distribute funds in accordance with the 2025-2029 Consolidated Plan.

These funds may be used in conjunction with other local, state, and federal rental housing programs to assist the same units in the proposed Project development.

The funds available in this NOFA will be used to meet the following statewide goals in accordance with the Department's 2025-2029 Consolidated Plan and the Department's 2025-2026 Annual Action Plan, as the same may be amended from time to time, serving low-income households earning at or below 80 percent (80%) of Area Median Income (AMI) and very low-income households earning at or below 50 percent (50%) of AMI:

- Increase Supply and Preservation of Affordable Housing;
- Improve Access to Affordable Housing;
- Address the Homelessness Crisis;

B. Estimated Timeline

Table 1 – Estimated Timeline for Competitive Applicants	
NOFA Release	January 29, 2026
EUNA Grants Application Portal Opens	By February 9, 2026
Webinars	February 2026
Competitive application due date for cities, counties, Community Housing Development Organizations (CHDOs), and Developers*	March 30, 2026, by 5:00 P.M. Pacific Daylight Time (PDT)
Anticipated Award Announcements	July 2026**

* All applications must be uploaded to Euna Grants no later than the application due date.

**Based on volume these dates may change.

Table 2 – Estimated Timeline for Native American Entity Applicants	
NOFA Release	January 29, 2026
EUNA Grants Application Portal Opens	By February 9, 2026
Webinars (Specifically for Native American Entities)	February 2026
OTC application due date for Native American Entities (NAE-FRTs and NAE-NFRTs)*	June 22, 2026, by 5:00 P.M. PDT
Anticipated Award Announcements	Continuous until funds are awarded

*All applications must be uploaded to Euna Grants no later than the application due date.

C. Authorizing Legislation and Regulation Authority

This NOFA should be read in conjunction with but not limited to the following regulations, statutes, and plans, as amended, which establish state and federal HOME requirements:

- Federal HOME Investment Partnerships Act Statutes at Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, 42 U.S.C. 12701 et seq.
- Federal HOME Regulations (24 C.F.R. Part 92)
- Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 C.F.R. Part 200)
- State of California 2025-2026 Annual Action Plan
- State HOME Regulations (25 C.C.R. § 8200 et seq.)
- State Uniform Multifamily Regulations ("UMRs") (25 C.C.R. § 8300 et seq.)

All regulatory references are to the state and federal HOME regulations unless otherwise noted.

Several of the terms used in the HOME Projects NOFA have specific meanings defined by state and/or federal HOME regulations. When reviewing this NOFA and the application forms, carefully review the regulations for further defined terms. State HOME definitions are found in 25 C.C.R. § 8201 and 8217 and federal HOME definitions are found in 24 C.F.R. § 92.2.

If state or federal statutes or regulations, or other laws, policies, or procedures governing HOME or its funding are modified—whether by Congress, HUD, the state

Legislature, or the Department—prior to completion of work to be done pursuant to awards made in connection with this NOFA, the changes may become effective immediately and apply to funded activities.

Any inconsistencies between this NOFA and state or federal HOME regulations will be resolved in favor of federal regulations, unless a waiver or modification was approved by the Director in accordance with AB 1010 (Chapter 660, Statutes of 2019). In those instances, the waiver or modification will prevail when not in conflict with the federal HOME regulations.

The Department reserves the right at its sole discretion to suspend, amend, and/or supplement the provisions of this NOFA from time to time. If such action occurs, the Department may notify interested parties through the Department's HOME Listserv (Email Signup | California Department of Housing and Community Development).

Native American Entities

The state requirements set forth in the HOME Project Activities NOFA are subject to Assembly Bill 1010 (Chapter 660, Statutes of 2019) ("AB 1010") which is set forth in Health and Safety Code (HSC) § 50406(p), (a) where the provisions of tribal law, tribal governance, tribal charter, or difference in tribal entity or legal structure would cause a violation or not satisfy the requirements of the HOME Projects NOFA, said requirements may be modified as necessary to ensure Project compatibility; and (b) where the provisions of tribal law, tribal governance, tribal charter, or difference in tribal entity or legal structure or agency create minor inconsistencies (as determined by the Director of the Department or a duly authorized designee thereof) with the requirements set forth in the HOME Projects NOFA, the Department may waive said requirements, as deemed necessary, to avoid an unnecessary administrative burden. Matters set forth or otherwise provided for in the HOME Projects NOFA that may be modified or waived include, without limitation, threshold scoring requirements and any other matter set forth in HSC § 50406(p)(2).

Native American Entity Applicants, whether federally recognized or non-federally recognized, are accordingly encouraged to discuss any such potential modifications or waivers and their options in that regard at or during an optional pre-application technical assistance meeting with CIAP and HOME Program staff.

There may be other federal laws or federal doctrines that could provide a basis for a possible modification of some federal requirements for Native American Entity Applicants. An example is where a Native American Entity has its own Tribally Determined Wage, in which case Davis Bacon wage requirements are not applicable. Native American Entity Applicants are encouraged to begin the AB 1010 waiver process before their application is submitted in order to allow time for the Department to review and make a legal decision on the request.

All applications will be reviewed for completeness and compliance with state and federal requirements. Only complete and compliant applications will be eligible for application review, approval, and potential funding. All awards made and standard agreements entered into under this NOFA will be subject to the provisions in the Department's grant agreement(s) with HUD and all applicable federal law. ***The Department's FY25 HOME***

allocation from HUD may be subject to additional Federal Conditions, which are listed and discussed in Appendix A: Federal and State Overlays.

D. Application Submission Process

Electronic Application Submission Process

All Applicants must create a EUNA Grants Profile prior to completing an application. Once the profile is created, the Applicant must complete an application via the EUNA Grants. Application forms are available on the EUNA Grants Portal. Appendix F: Organizational Documents Checklist and Appendix G: Project Documents Checklist provide a complete list of required uploads for the application.

The Department will not accept applications through personal, postal, shipment deliveries, facsimiles, email, walk-ins, or any other forms of delivery other than the EUNA Grants Portal.

Applicants that do not meet the filing deadline requirements will not be eligible for funding. Applications must be on the Department's current forms and cannot be altered or modified by the Applicant. Excel forms must be in Excel format, not converted to a PDF document.

The Department may request additional clarifying information from third-party sources, such as local government entities or the Applicant, but this is entirely at the Department's discretion to determine if the Department has authority to make an award. Upon the Department's request, the Applicant shall be given five (5) business days, from the date of staff notification, to submit said documents to clarify the application.

Disclosure of Application

Information provided in the application will become a public record available for review by the public, pursuant to the California Public Records Act (Chapter 1473, Statutes of 1968) (PRA). As such, any materials provided will be disclosable to any person making a request under this Act. The Department cautions Applicants to use discretion in providing information not specifically requested, including, but not limited to, bank account numbers, personal phone numbers, and home addresses. By providing this information to the Department, the Applicant is waiving any claim of confidentiality and consent to the disclosure of submitted material upon receipt of a PRA request.

Concurrent Applications

Due to the unique challenges of the current funding environment, the Department allows Applicants to pursue funding from more than one Department funding program. Separate concurrent applications to other HCD funding sources are permitted under this HOME Projects NOFA. Applicants, however, MUST disclose all Department applications under review and/or applications anticipated to be submitted, regardless of who is applying for funding (e.g., city, county, Developer, sponsor, etc.), in their application or via email to HOMENOFA@hcd.ca.gov.

HOME has strict federal commitment and expenditure deadlines; therefore, if an Applicant submits any other funding applications to the Department after the HOME

Projects NOFA application due date, Applicant must notify HOME staff via the HOME Projects NOFA mailbox HOMENOFA@hcd.ca.gov. If Applicants are competitive for a HOME award, the Department will consult with Applicants to determine the best funding scenario for Project feasibility while balancing cost containment. If the Project receives an award from a different state program after the HOME Projects NOFA application due date, HOME Projects NOFA Applicants may be asked to accept a reduction of any Department-administered state program award by the amount of any HOME Project award.

E. Definitions

"Applicant" is any eligible State Recipient, CHDO, Developer, or Native American Entity which submits an application to the Department to develop or rehabilitate Projects using HOME funds within a specified jurisdictional boundary, in accordance with 25 C.C.R. § 8201 and 8204 and HSC § 50896. A Developer of a Project shall not act as administrative subcontractor for the activity.

"Awardee" means the eligible Applicant (and, if applicable, the Co-Applicant) that has been awarded funds from the Department under HOME, and that will be held responsible for compliance with and performance of all HOME requirements.

"Choice-Limiting Actions" means an action that may have an adverse impact on the environment or limit the choice of reasonable alternatives. A Choice-Limiting Action may include, but is not limited to, executing a purchase and sale agreement, signing a lease agreement, real property acquisition, rehabilitation, repair, demolition, disposition, or new construction, as set forth in 24 C.F.R. § 58.22, as well as HUD's guidance in Community Project Funding: Environmental Guidance and Scenarios. For the purposes of environmental review, the Project is the aggregation of all activities that are required to build the Project and must be included in the scope of the environmental review. So even if HOME funds are only used to pay for a portion of the overall Project, Awardees and Subrecipients should still be aware of the activities involved that are considered Choice-Limiting Actions. Activities listed at 24 C.F.R. § 58.35(b) that are Categorically Excluded Not Subject To 24 C.F.R. § 58.5 are not Choice-Limiting Actions.

"Developer" means any legal entity, including Native American Entities (Native American Entities-Federally Recognized Tribes and Native American Entities-Non-Federally Recognized Tribes), that will provide or arrange for design, financing, and construction services in connection with a housing Project as set forth in 25 C.C.R. § 8201(i). A nonprofit organization, formed as a special purpose entity in compliance with 25 C.C.R. § 8313.2, by a Non-Federally Recognized Tribe (NAE-NFRT) as defined herein, may be considered a Developer if the NAE-NFRT satisfies all other Developer eligibility requirements.

"HOME" means the HOME Investment Partnerships Program. In this NOFA, "HOME" is used to refer to the HOME Investment Partnerships Program as a whole, which includes both Program and Project activities. However, this NOFA only applies to Project activities.

“Homeless” means the same as defined under the federal Continuum of Care Program at 24 C.F.R. § 578.3, as may be amended and renumbered from time to time. “Homeless” includes “chronically homeless” and “homeless with a disability.”

“Homeownership” means ownership in fee simple title in a 1- to 4-unit dwelling or in a condominium unit, or equivalent form of ownership approved by HUD.

(1) The land may be owned in fee simple, or the homeowner may have a 99-year ground lease.

(i) For housing located in the insular areas, the ground lease must be 40 years or more.

(ii) For housing located on Indian trust or restricted Indian lands or a Community Land Trust, the ground lease must be 50 years.

(iii) For manufactured housing, the ground lease must be for a period at least equal to the applicable period of affordability in 24 C.F.R. § 92.254.

“Native American Entity – Federally Recognized Tribe (“NAE-FRT”) means any Tribal Government which is a federally recognized tribe as defined at 25 U.S.C. section 4103(13)(B) and includes a duly constituted governing body of an Indian Reservation or Rancheria as Health and Safety Code section 50077 and 50079; or is a Tribally Designated Housing Entity under 25 U.S.C. section 4103(22).

A NAE-FRT may apply as a State Recipient or Developer for HOME Funds.

“Native American Entity – Non-Federally Recognized Tribe” (“NAE-NFRT”) means any Tribal Government which is an Indian Tribe located in California that is not a federally recognized tribe and is either: (1) listed in the Bureau of Indian Affairs Office of Federal Acknowledgment Petitioner List, pursuant to 25 C.F.R. Part 83.1, and has formed and controls a special purpose entity in compliance with 25 C.C.R. § 8313.2; or (2) listed on the contact list maintained by the California Native American Heritage Commission for the purposes of consultation pursuant to Government Code (GC) § 65352.3, and (3) has formed and controls a special purpose entity in compliance with 25 C.C.R. § 8313.2.

A NAE-NFRT may only apply as a Special Purpose Entity Developer for HOME funds for Project activities.

“Native American Lands” means real property located within the State of California that meets the following criteria: (1) is trust land for which the United States holds title to the tract or interest in trust for the benefit of one or more tribes or individual Indians, or is restricted Indian land for which one or more tribes or individual Indians holds fee title to the tract or interest but can alienate or encumber it only with the approval of the United States; and the land may be leased for housing development and residential purposes under federal law; or (2) lands outside the jurisdiction of tribal government owned or co-owned by a Native American Entity in accordance with 25 C.C.R. § 8201(y).

“Native American Entity (NAE) Service Area” means the area where the Project is located within the NAL and includes lands outside the NAE tribal government jurisdiction

up to 100 miles from the boundary of the NAE trust or restricted land as defined at 25 U.S.C. 2201 that is within non-entitlement jurisdictions.

"Project" means a site or sites together with any building (including a manufactured housing unit) or buildings located on the site(s) that are under common ownership, management, and financing and are to be assisted with HOME funds as a single undertaking under this part. The Project includes all the activities associated with the site and building.

"Project Commitment" means the date the state has executed a Standard Agreement with an Awardee that includes the date and signature of each person signing the agreement, and that meets the minimum requirements of a Standard Agreement as defined in 24 C.F.R. § 92.504(c).

"Project Completion" Project Completion occurs upon completion of construction and before occupancy.

"Special Needs Populations" means the same as defined under section 7301 of the Multifamily Housing Program guidelines and includes one or more of the following groups who need Supportive Services to maintain and stabilize their housing:

- people with disabilities:
- at Risk of Homelessness;
- individuals with substance use disorders;
- frequent users of public health or mental health services, as identified by a public health or mental health agency;
- individuals who are fleeing domestic violence, sexual assault, and human trafficking;
- individuals who are experiencing Homelessness and individuals experiencing Chronic Homelessness;
- homeless youth as defined in Government Code Section 12957, subdivision (e)(2);
- families in the child welfare system for whom the absence of housing is a barrier to family reunification, as certified by a county;
- individuals exiting from institutional settings or at risk of placement in an institutional setting;
- older Adults in Need of Supportive Services; or
- other specific groups with unique housing needs as determined by the Department.

Special Needs Populations does not include "seniors or Veterans" unless they otherwise qualify as a "Special Needs Population" as required by other statutory laws. Special Needs Populations may also include those listed under the Qualified Populations for the HOME-ARP program as stated in CPD-21-10.

"Special Purpose Entities" means the legal entity or combination of legal entities with continuing control of the HOME Project and conforms with the requirements of 25 C.C.R. § 8313.2.

"State Recipient" means a "unit of general local government," including NAE-FRTs, designated by the State to receive HOME funds in accordance with 24 C.F.R. § 92.201(b)(2) and 25 C.C.R. § 8201(ii).

II. Project Requirements

A. Eligibility

Eligible Applicants

State Recipients, Developers, and CHDOs, as defined in 25 C.C.R. § 8204, are eligible to apply to this Projects NOFA.

Applicants must be in good standing with the State of California, all agencies and departments thereof.

NOTE: Pursuant 25 C.C.R. § 8205(b), Developers are not eligible to apply for First Time Homebuyer Projects unless the Projects will be developed on Native American Land.

Eligible Jurisdictions

Projects must be located in non-entitlement areas. Eligible city and county jurisdictions for 2025 federal HOME funds are listed in Appendix B: Eligible Jurisdictions. If a city or county jurisdiction (jurisdiction) is not listed in Appendix B: Eligible Jurisdictions, and the Applicant is of the opinion that the jurisdiction is eligible to apply to the Department for HOME funds, the Applicant should contact HCD at HOMENOFA@hcd.ca.gov before applying.

B. Eligibility for CHDOs

1. CHDO Applicants must meet all the requirements found at 24 C.F.R. § 92.2 at the time of application submittal and be certified by the Department prior to the execution of its standard agreement.
2. CHDO Applicants must upload the documents required to complete the certification review as part of its application package in the EUNA Grants Portal.

See Appendix C: CHDO Application for Certification for more information about the application process, CHDO eligibility, and a checklist for application items.

NOTE: Tribal governments are not CHDOs; however, tribally affiliated nonprofit organizations may apply for CHDO certification if they meet HUD's CHDO requirements—including private nonprofit status and limitations on governmental control—at 24 C.F.R. § 92.2 and complete the Department's certification process.

C. Eligibility for Developers

The Developer applying for HOME funding is the entity that the Department relies upon for experience and capacity and must control the Project during acquisition (site control), development, and occupancy.

Developers must satisfy all other eligibility requirements detailed in this NOFA including, but not limited to, experience and capacity requirements.

Developers may partner with a State Recipient Applicant in addition to submitting one application on its own, however both applications must not be for the same Project.

NAE-NFRTs may apply for HOME funds only as Developers and are not eligible to apply as State Recipients.

Developers may not submit separate HOME applications under the name of another entity over which they exercise control. A Limited Partnership (LP) is not considered an eligible Applicant/Awardee but may be the ultimate borrower.

D. Eligible Activities

Rental Projects

RENTAL NEW CONSTRUCTION PROJECTS — funds are provided to develop a specific multifamily Project on a specific site by a specific developer. Rental new construction Projects may be with or without acquisition.

RENTAL REHABILITATION PROJECTS — funds are provided to rehabilitate a specific rental Project on a specific site by a specific developer. An Applicant may apply for a Project with or without property acquisition. Applicants requesting Project activities funding for a rental Project consisting of multiple sites must be in compliance with 25 C.C.R. § 8303(b).

First-Time Homebuyer (FTHB) Projects

Construction financing must include the following:

- New construction or acquisition/rehabilitation/conversion to develop homes on specific site(s).
- All (100 percent) of the HOME investment rolls over to permanent financing to provide mortgage assistance to eligible first-time homebuyers when the units are sold to eligible homebuyers.

NOTE: Projects with multiple sites must have common ownership and financing.

NOTE: Pursuant 25 C.C.R. § 8205(b), Developers are not eligible to apply for First Time Homebuyer Projects unless the Projects will be developed on Native American Land.

E. Ineligible Use of Project Funds

HOME funds cannot be used for the costs listed in 24 C.F.R. § 92.214.

In accordance with the Department's 2025-2026 Annual Action Plan, HOME funds may not be used to pay for the cost to refinance existing Project debt.

Pursuant to 24 C.F.R. § 92.206(a)(4), HOME funds cannot pay for the costs associated to construct or rehabilitate laundry and/or other community facilities located in separate

buildings containing no residential units. In addition, any community facilities must be for the exclusive use of the residents and their guests and cannot be available to the general public.

Pursuant to 24 C.F.R. § 92.206 (b)(2)(vi), federal HOME funds cannot be used to refinance single family or multifamily housing loans made or insured by any federal program, including CDBG.

Additionally, HOME funds cannot provide a duplication of benefit or supplant any other federal, state, or local funds previously committed to the Project.

F. Allocation of Funding

Table 3 - Allocation of Funding	
Funding Targets	**Amount**
CHDO Set-Aside	$8,000,000
First-Time Homebuyer Projects Target	$2,000,000
Rental Housing Target (Doesn't include the CHDO Set-Aside)	$16,000,000
Native American Entity Target	$8,000,000

G. Funding Amounts and Limits

Table 4 - Funding Limits by Project Activity	
Rental new construction or rehabilitation with or without acquisition	**$8,000,000**
CHDO Operating Funds Grant for Rental Projects*	$300,000
Administrative Funds for Rental Projects*	$300,000
FTHB Projects	**$2,000,000**
CHDO Operating Funds Grant for FTHB Projects*	$200,000
Administrative Funds for FTHB Projects*	$200,000

*State Recipients are only eligible for Administrative funds. CHDOs are only eligible for CHDO Operating Funds. Developers are NOT eligible for either Administrative funds or CHDO Operating Funds.

Minimum Amount of Funds per unit

The minimum amount of HOME funds that must be invested in any type of Project shall be $10,000 per unit. For example, for a Project with thirty (30) units, the minimum award amount would be $300,000.

Maximum Amount of Funds per Project

The maximum amount of HOME funds invested in a Project, shall not exceed the HOME maximum per-unit subsidy limits, established by HUD under 24 C.F.R. § 92.250 and can be found here.

FTHB activities are also subject to the HOME Homeownership Value Limits found here.

Project Limits

A Project may receive only one HOME award as a result of this NOFA.

Applicant Limits

An Applicant may receive up to two HOME awards for different Projects.

H. Program Income

The Department encourages Applicants to use HOME Program Income (PI) for their proposed Project activity. Applicants may request approval to use HOME PI on hand through this NOFA by including the amount of PI for the proposed Project activity in the Application Budget. **HOME PI is not subject to the award limits as noted above (G. Funding Amounts and Limits).**

I. Periods of Affordability

Table 5 – Periods of Affordability	
Tribal and Non-Tribal FTHB Projects*	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
5	Under $25,000
10	$25,000 to $50,000
15	Over $50,000
Tribal and Non-Tribal Rehabilitation of Existing Rental Housing**	

Minimum Period of Affordability (in years)	HOME Assistance Per-Unit
10 Years	Under $25,000
15 Years	$25,000-$50,000
20 Years	Over $50,000
New Construction and Rehabilitation with or without Acquisition**	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
55 years	Any Amount
New Construction and Rehabilitation with or without Acquisition on Native American Lands (as defined by 25 C.C.R. § 8201 (y)(1))**	
Minimum Period of Affordability (in years)	**HOME Assistance Per-Unit**
50 years	Any Amount

*24 C.F.R. § 92.254

**25 C.C.R. § 8208

J. Forms of Assistance

HOME assistance may be provided in the form of a loan or a grant subject to 25 C.C.R. § 8205(C)-(H).

K. Administrative Costs and CHDO Operating Funds

For Rental Projects, State Recipients are eligible for a grant of up to $300,000 or 10 percent (10%) of the activity award amount, whichever is lower, for administrative costs pursuant to 24 C.F.R. § 92.207,and CHDOs are eligible for a grant of up to $300,000 or 10% of the activity award amount, whichever is lower, for CHDO operating funds pursuant to 24 C.F.R. § 92.208(a).

For First Time Homebuyer Projects, State Recipients are eligible for a grant of up to $200,000 or 10 percent (10%) of the activity award amount, whichever is lower, for administrative costs pursuant to 24 C.F.R. § 92.207, and CHDOs are eligible for a grant of up to $200,000 or 10 percent (10%) of the activity award amount, whichever is lower, for CHDO operating funds pursuant to 24 C.F.R. § 92.208(a).

III. State and Federal Requirements

A. Property Standards

Pursuant to 24 C.F.R. § 92.251, as applicable, and as may be amended by HUD, housing that is acquired, constructed or rehabilitated with HOME funds must meet all applicable local codes and standards at the time of Project Completion.

Projects involving rehabilitation must comply with the Department's HOME/NHTF Multifamily Rehabilitation Standards. Pursuant to 25 C.C.R. § 8309(b) and 24 C.F.R. § 92.251(b)(1)(ix), the Department requires rental rehabilitation Project applications to submit a third-party physical/capital needs assessment and a Replacement Reserve Study (RRS) with a 20-year forecast.

Projects involving new construction must comply with the requirements of 25 C.C.R. § 8300 et seq. and 24 C.F.R. § 92.251(a), including, but not limited to, requirements related to accessibility, disaster mitigation, written cost estimates, construction contracts and documents, construction progress inspections, and broadband infrastructure.

B. Timeframes for Use of Funds

In previous years, HUD has waived the requirement that HCD commit HOME funds within 24 months of receiving the allocation. However, for FY25, that requirement was not waived. Therefore, HOME recipients are required to enter into a Standard Agreement with HCD by January 29, 2027.

Table 6 - HOME Project Activity Deadlines	
Project Commitment (see Section I (E) page 9)	January 29, 2027
Construction Loan Closing	Within 12 months from Project Commitment execution date (in accordance with 24 C.F.R. § 92.2)
Project Completion and Expenditure Deadline	Within 4 years from Project Commitment of HOME funds

C. Match Requirements

HOME match requirements are waived for applications pursuant to this NOFA.

D. Transition Reserve Policy

In the presence of Project Based Vouchers, Projects must be in compliance with the Department's Pooled Transition Reserve Policy Administrative Memorandum dated January 3, 2023, (Administrative Notice Number 22-08) and amended on August 8, 2023, (Administrative Notice Number 23-01).

E. Annual Monitoring Fees for Multifamily Projects

Pursuant to 24 C.F.R. § 92.214(b)(1)(i), the Department will charge fees to cover the cost of ongoing monitoring and physical inspection of HOME Projects during the state period of affordability. HOME will charge these fees as described below.

Developer and CHDO Projects

The Department charges an annual monitoring fee as follows:

Table 7 – Estimated 2026 Monitoring Fees	
Number of HOME Units	**Annual Fee**
12 or fewer	$ 6,640
13 to 24	$10,806
25 to 36	$13,122
37 to 48	$13,506
49 to 60	$16,151
61 or more	$18,909

To cover inflation, this annual monitoring fee is Projected to increase annually at 3 percent (3%) following the Department's analysis of actual costs for monitoring. The annual monitoring fee will be based on the estimated 2026 fee schedule and will be adjusted upward at an annual rate of 3 percent (3%) to account for inflation. The starting monitoring fee will be calculated based on the year of permanent closing of escrow, applying the 3 percent (3%) annual increase from the 2026 baseline.

State Recipient Projects

Pursuant to 24 C.F.R. § 92.214(b), State Recipients may also charge their borrowers annual monitoring fees to cover the actual ongoing costs to monitor and conduct physical inspections, as described below:

1. The monitoring fee shall be based on the State Recipient's analysis of actual costs for monitoring the Project and must be approved by the Department; and
2. Twenty-five percent (25%) of the annual monitoring fee received for the Project by the State Recipient must be paid to the Department to cover the Department's monitoring costs. For more guidance on establishing a monitoring fee, see HOME fires Vol. 14, No. 2: Guidance on Establishing a HOME Monitoring Fee. Please note: HUD's requirements for calculating a monitoring fee differ from the state's UMR requirements.

Native American Entity Projects

Pursuant to this NOFA, the Department waives monitoring fees for Native American Entity Projects during the state period of affordability.

IV. Application Review

A. Minimum Application Requirements (Threshold)

Applications for HOME Projects are required to meet the minimum requirements outlined in this NOFA, 25 C.C.R. § 8200 et seq., and 24 C.F.R. Part 92.

Applications must meet the following minimum requirements at the time of application in order to move forward to the rating and ranking process:

1. The Applicant must submit a complete application in a format made available by the Department by the deadline specified in this NOFA and pursuant to 25 C.C.R. § 8211, and the application forms provided by the Department must not be altered or modified. Appendix F: Organizational Documents Checklist and Appendix G: Project Documents Checklist provide a complete list of required uploads for the application.
2. The Applicant is eligible to apply for funding, in accordance with Section II.A-C of this NOFA.
3. All rules and requirements in this NOFA also apply to Native American Entities, unless this NOFA specifically says otherwise.
4. The Applicant must propose at least one eligible activity pursuant to 25 C.C.R. § 8205.
5. The Applicant must propose an eligible use of funds pursuant to 25 C.C.R. § 8205, 8210, and 24 C.F.R. §92.206.

6. The Applicant must have no unresolved audit findings pursuant to 25 C.C.R. § 8204(a)(1)(D)(ii) and (2)(C)(i).
7. The Applicant must demonstrate its capacity for carrying out activities assisted with HOME funds. Awardees entering into a Standard Agreement with the Department must have capacity, cannot be shell entities, and cannot contract out for capacity (with limited exceptions for new CHDO's applying for certification via Appendix C: CHDO Application for Certification).
8. Cities, counties, and local public housing authorities must provide documentation satisfactory to the Department that they comply with the submittal requirements of cost principles and audit requirements at 2 C.F.R. § 200.512. Any outstanding findings contained in the audit report may impact on the ability of the Department to grant an award through this NOFA.
9. The Applicant and any member of its Project team must not be on the list of debarred contractors at https://www.sam.gov/SAM/ pursuant to 25 C.C.R. § 8204(a)(1)(D)(iii) and 8204(a)(2)(C)(ii).
10. CHDO applications must contain procedures for ensuring effective Project control pursuant to 24 C.F.R. § 92.300(a)(1) and 25 C.C.R. § 8204(a)(2)(D).
11. There is no pending or threatened litigation that could affect implementation of the proposed Project.
12. The Applicant(s) (not the ultimate borrower) must demonstrate documented site control of the Project at the time of application. Site control is subject to the HOME funding award as required by 25 C.C.R. § 8212(a)(6)(B), 25 C.C.R. § 8303, and 24 C.F.R. Part 92, including but not limited to, demonstrating site control by one of the following:
    - Acceptable evidence of site control may include: a conditional purchase agreement or enforceable option for projects involving acquisition, a lease option agreement from DGS and/or HCD as verified by HCD's Excess Sites Team, a deed or lease, or a title report showing ownership of the property vested in the applicable entity.
    - Fee title, which, for tribal trust land, may be evidenced by a title status report (TSR) or an attorney's opinion regarding chain of title and current title status.
    - A leasehold interest on the Project property with provisions that enable the lessee to make improvements on and encumber the property, provided that the terms and conditions of any proposed lease shall permit, prior to loan closing, compliance with all HOME requirements, including compliance with 25 C.C.R. § 8316. Land Acquisition and Leaseback shall be done prior to the financing closing.
    - An option to purchase is obtained, conditioned on the responsible entity's determination to proceed with, modify, or cancel the Project based on the results of a subsequent environmental review, and the receipt of an Authority to Use Grants Funds ("AUGF") from the Department for State Recipient

Projects and from HUD for Developer and CHDO Projects. The cost to secure the site control document can be only a nominal portion of the purchase price.

- A Purchase Agreement, Disposition and Development Agreement (DDA), Option to Lease, or Exclusive Right to Negotiate is obtained, but this agreement cannot be conditioned on National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA) clearance or any other federal requirement.
- A conditional purchase contract may be used for an existing single-family home (1 to 4 units) or an existing multifamily residential Project in some limited circumstances, even when federal funds have already been contemplated.
- The determination as to what constitutes acceptable evidence of site control shall be made by the Department in its sole and absolute discretion. This includes bypassing site control requirements when the Housing Accountability Unit has found that state law requires approval of the Project.

General HUD rules state that Purchase Agreements are acceptable if federal funds are not contemplated. Applicants are cautioned to make sure that the Purchase Agreement or DDA is open-ended or is of sufficient duration that it does not need to be extended after the HOME application is submitted.

HUD has ruled that if a Purchase Agreement/DDA expires after the HOME application is submitted, and before the AUGF is executed, the execution of an extension would be a Choice-Limiting Action (renewal prior to expiration is acceptable). The application also should ensure the Purchase Agreement/DDA has other contingencies, such as a permanent financing contingency, so that the seller cannot legally compel an individual to purchase the site prior to receiving the AUGF.

NOTE: For more details on required and prohibited provisions of agreements consistent with NEPA, see HUD CPD Notice 98- 01: Layering Guidance for HOME Participating Jurisdictions When Combining HOME Funds with Other Governmental Subsidies; HUD CPD Notice 15-09: Requirements for Committing HOME Funds; and HUD Memo: Guidance on Operations and Conditional Contracts for Purchase of Real Property for Environmental Reviews Conducted by a Responsible Entity under 24 C.F.R. Part 58.

B. Rating and Ranking

The Department will score, rank, and fund applications based on a review of eligible activities for which funds are requested. Each application must be submitted using Department forms and must contain all information required pursuant to 25 C.C.R. § 8211(c)(d). Scoring for Projects is subject to the appeal process described in Section IV (E) of this NOFA. Each Project activity will be evaluated and ranked separately.

In the case of a tied score, the application demonstrating the highest jurisdictional poverty level will be funded first. If Applicants are applying from the same jurisdictional

area, the Project with the highest percentage of enforceable commitments will be funded first.

Applications will be funded in descending order based on points earned. Applications that qualify for CHDO and FTHB Project targets will be funded first, based on their scores as necessary to meet the minimum set-asides and funding targets.

Once the set-asides and targets have been achieved, remaining applications will be funded within their respective allocations pursuant to 25 C.C.R. § 8212.1, based on scores relative to all other applications, with the highest-scoring applications funded first.

NOTE: All scoring factors and evaluation requirements are listed in Appendix D: Scoring Factors.

C. Project Scoring and Notification

Once rental Project application scoring is complete, the Department will email the authorized representative and contact person listed in the application describing the scores and facts upon which those scores were determined.

D. Feasibility Review

In accordance with 25 C.C.R. § 8212(a)(6), 25 C.C.R. § 8310, and 24 C.F.R. § 92.250(b), the Department will perform underwriting analysis to substantiate the Project is financially feasible for at least 20 years, as well as cost allocation and subsidy layering analyses to determine the appropriate amount of the HOME award.

When making its feasibility determinations, the Department will:

- Examine all the sources and uses of funds for the Project (including any operating cost assistance, operating cost assistance reserve, or Project-based rental assistance that will be provided to the Project); and
- Assess the current market demand in the area in which the Project will be located, the experience of the Applicant team, the amount and quality of the Applicant team's employees, the financial capacity of the Applicant team, and firm written financial commitments for the Project.

To determine the Project's feasibility and sustainability, the Department will review the Project Sources and Uses Form. When completing the application form, Applicants should be sure to include all known and potential Project costs.

If an Applicant proposes to develop Project(s) formerly used for agricultural, industrial, manufacturing, or commercial purposes, or the site is situated on, adjacent to or near rail yards, airports, dumpsites, or other potentially contaminated properties, whether abandoned or operating, the Department may require Phase II environmental site assessment, or other soil assessment or testing. If an Applicant proposes to develop site(s) within a 100-year floodplain, the Department requires a HUD 8-step Floodplain

Analysis. If not submitted with the application, these reports will be required after award as part of the NEPA process.

If the Applicant has any indication that these conditions may exist, the Department highly recommends that Applicants complete an assessment, soil sampling, or other appropriate testing methodology, prior to submitting the application. The results should be submitted as part of the application documentation, and any additional costs the Project may incur must be included in the Project budget and Sources and Uses Form.

E. Appeals

Basis of Appeals

a. Applicants may appeal to the Department's written determination that an application is incomplete, has failed threshold review, or has otherwise been determined to provide an insufficient basis for an award (including point scoring and tie breaker).

b. At the sole discretion of the Department, the Department's written determination may include a request for clarifying and/or corrective information. For purposes of this section, "clarifying information" includes information and/or documentation that resolves ambiguities in any application materials that will inform the Department's threshold, scoring and feasibility determinations.

c. Applicants do not have the right to appeal a decision of the Department relating to another Applicant's application (e.g., eligibility, award).

d. Any request to appeal the Department's decision regarding an application shall be reviewed for compliance with this NOFA. All decisions rendered shall be made by the Branch Chief or his/her designee. The decision shall be final, binding, and conclusive, and shall constitute the final action of the Department.

e. The appeal process provided herein applies solely to decisions of the Department made pursuant to this NOFA.

Appeal Process and Deadlines

a. Process: To file an appeal, Applicants must submit to the Department, by the deadline set forth below, a written appeal which states all relevant facts, arguments, and evidence upon which the appeal is based. Furthermore, the Applicant must provide a detailed reference to the area or areas of the application that provide clarification and substantiation for the basis of the appeal. No new or additional information will be considered if this information would result in a competitive advantage to an Applicant. Once the appeal is submitted to the Department, no further information and/or materials may be accepted or considered. Appeals are to be submitted to the Department at HOMENOFA@hcd.ca.gov according to the deadline set forth in the Department review letters.

b. Filing Deadline: Appeals must be received by the Department no later than five (5) business days from the date of the Department's threshold review or initial score letters, as applicable, representing the Department's decision made in response to the application.

V. Award Announcement and Contracts

A. Award Announcement

Subject to the availability of funds, the Department intends to send Award letters in July 2026, for successful Applicants.

B. Contracts

Awardee(s) and ultimate borrower must enter into a Standard Agreement with the Department. The Standard Agreement contains all the relevant state and federal requirements, as well as specific information about the award and the work to be performed. The Standard Agreement includes deadlines that are consistent with state and federal HOME regulations. Any change in the organizational structure may require re-underwriting and could jeopardize the award if the revised structure fails to meet program requirements.

NOTE: The Standard Agreement may be delayed if the HOME Recipient does not timely provide the Department with all required entity resolutions and other entity documentation (e.g., bylaws, articles of incorporation, 501(c)(3) certification, certificate of good standing, limited partnership agreement), in form and content acceptable to the Department in its sole discretion, which evidences that the Awardee has the legal authority to contract with the Department.

The Standard Agreement must be executed by the Awardee(s) within 90 days of receipt. Failure to execute and return the Standard Agreement(s) to the Department within 90 days may result in award cancellation. The Awardee(s) must remain a party to the Standard Agreement for the full term of the Standard Agreement; removal of the Awardee(s) is prohibited unless the Department provides approval in advance.

VI. Other Terms and Conditions

A. Right to Modify or Suspend

The Department reserves the right, at its sole discretion, to suspend, rescind, amend, modify, or supplement the provisions of this NOFA at any time, including without limitation, the amount of funds available hereunder. If such an action occurs, the Department may notify applicants via e-mail or via a Listserv notice and will post the revisions to the Department website. Be sure to sign up for our Listserv athttps://www.hcd.ca.gov/contact-us/email-signup by choosing "Federal Programs."

B. Conflicts

In the event of any conflict between the terms of this NOFA and either applicable state or federal law or regulation, the terms of the applicable federal law or regulation shall control. Applicants are deemed to have fully read and understand all applicable state and federal laws, regulations, and guidelines pertaining to HOME, and understand and agree that the Department shall not be responsible for any errors or omissions in the preparation of this NOFA.

C. Incompatible Funding

It is the duty and responsibility of each Applicant to review the provisions, requirements, and limitations of all funding sources applied for and obtained for a particular Project or activity in order to ensure that each and every requirement of those funding sources is compatible with all HOME requirements and restrictions.

D. False, Fictitious or Fraudulent Claims

Warning: Any person who knowingly makes a false claim or statement to HUD or the Department in connection with this HOME PROJECTS NOFA may be subject to civil or criminal penalties under 18 U.S.C. 287, 1001 and 31 U.S.C. 3729.

E. Detecting, Preventing, and Reporting Fraud

Fraud is a white-collar crime that has a devastating effect on HOME because HOME beneficiaries are victims of this crime when HOME is abused. The Department is committed to preventing and stopping any criminal assault on HOME it administers, and in doing so ensure all HOME funds go to people it was designed to help and improve their living conditions.

F. Combating Fraud

The HUD Office of Inspector General (OIG) is committed to protecting HUD's programs, operations, and beneficiaries from dishonest individuals and organizations.

HUD cannot combat fraud alone; they rely on the Department and HOME PROJECTS NOFA Applicants to combat HOME fraud.

HUD also relies on Applicants for, and people receiving, HUD benefits, such as: tenants receiving rental assistance, borrowers with HUD insured loans, and/or citizens having their communities restored using HUD grants.

The HUD OIG Hotline number is **1-800-347-3735**. This is the primary means to submit allegations of fraud, waste, abuse, mismanagement, or Whistleblower related matters for HOME to the OIG.

HUD OIG accepts reports of fraud, waste, abuse, or mismanagement in HOME from HUD employees, anyone administering HOME, anyone working in HOME, contractors, and the public.

Complaints can report mismanagement or violations of law, rules, or regulations by HUD employees or program participants.

Fraud, waste and abuse in HOME and its operation may be reported in one of the following four (4) ways:

By email to: hotline@hudoig.gov

By phone: Call toll free: 1-800-347-3735 By fax: 202-708-4829

By mail:

U.S. Department of Housing & Urban Development

HUD OIG, Office of Investigation, Room 1200 Field Office

One Sansome Street, San Francisco, CA 94104

HUD OIG, Office of Investigation Suite 4070 Regional Office

300 North Los Angeles Street, Los Angeles, CA 90012

G. Whistleblower Protection Acts

(Federal Whistleblower Protection Act (5 U.S.C Section 2302(b)(8))

The Federal Whistleblower Protection Act (WPA) protects employees from retaliation for making protected disclosures. The WPA also provides penalties for supervisors who retaliate against Whistleblowers.

1. A disclosure is protected under the WPA if the employee discloses information the employee reasonably believes to be evidence of:
    a. a violation of any law, rule, or regulation,
    b. gross mismanagement,
    c. a gross waste of funds,
    d. an abuse of authority, or
    e. a substantial and specific danger to public health or safety.
2. In general, an employee or Applicant may make a protected disclosure to anyone, including non-governmental audiences, unless the information is classified or specifically prohibited by law from release. Options for making a protected disclosure include:
    a. Informing a supervisor or someone higher up in management,
    b. Submitting a complaint to the OIG by emailing the OIG at oig@ftc.gov,

c. Filing a complaint with the Office of Special Counsel (OSC) https://www.osc.gov/.

d. The California Whistleblower Protection Act (Title 2, Division 1, Chapter 6.5, Article 3.5, Gov. Code §§ 8548-8548.5)

The California Whistleblower Protection Act authorizes the California State Auditor to receive complaints from state employees and members of the public who wish to report an improper governmental activity. An "improper governmental activity" is any action by a state agency or any action by a state employee directly related to state government that:

1. Violates any state or federal law or regulation,
2. Violates an Executive Order of the Governor, a California Rule of Court, or any policy or procedure required by the State Administrative Manual or State Contracting Manual, or
3. Is economically wasteful or involves gross misconduct, incompetency, or inefficiency. Complaints received by the State Auditor are confidential, and the identity of the complainant may not be revealed without the complainant's permission, aside from an appropriate law enforcement agency conducting a criminal investigation.

There are many ways to file a complaint:

1. By Telephone

Call the Whistleblower Hotline at (800) 952-5665 to file a complaint by talking to one of the State Auditor's employees. The hotline generally is staffed Monday through Friday from 8:00 A.M. to 5:00 P.M. If when called, the hotline is not being staffed, or staff is occupied with other calls, a voicemail message can be left requesting a return call.

2. By Mail or Facsimile

To file a complaint in writing, submit a letter to the State Auditor addressed as follows:

Investigations California State Auditor

P.O. Box 1019

Sacramento, CA 95812

Or the letter may be faxed to the State Auditor at (916) 322-2603.

As an alternative, a complaint form may be accessed electronically (which is available on the State Auditor website at www.auditor.ca.gov). To submit, print it out, and return it by mail or facsimile as stated above.

3. Online

Although the State Auditor does not accept complaints by email, complaints may be submitted online at https://www.auditor.ca.gov/whistleblower/.

The State Auditor will not undertake an investigation unless there is a basis for believing that a complaint has sufficient merit to warrant spending resources on an investigation. A complaint should therefore include:

1. A clear and concise statement of what is being alleged to be improper activity and why it is believed to be improper.
2. The name or other information that clearly identifies the person alleged to have acted improperly and the department where that person works.
3. The names and contact information for any witnesses who can confirm the truth of the complaint.
4. Copies of any documents that will support the complaint. (Do not submit original documents, as they cannot be returned.)

H. Cancellation and Defaults

If HCD is required to repay HUD for HOME funds invested in affordable housing because the Project failed to meet the required minimum period of affordability (pursuant to 24 C.F.R. § 92.252(e)), then the Applicant/Developer/Contractor must repay the same amount back to the Department upon demand.

Terminated Projects: If a HOME Project is terminated pursuant to 24 C.F.R. §

92.205 and the Department must repay any HOME funds invested in the Project to the Department's HOME Investment Trust Fund in accordance with 24 C.F.R.

§ 92.503(b), then Applicant/Sponsor/Developer/Borrower must repay that money back to the Department, so the Department is made whole.

I. Loan Closing Requirements

Sponsor must submit all Department Closing Checklist items well in advance of the anticipated construction loan closing, occupancy, and permanent loan closing dates.

Sponsors and Borrowers should allow at minimum 90 days after they have submitted to the Department the (i) final due diligence documents; and (ii) final signed transaction summary report for a loan to close.

Failure by Sponsors and Borrowers to timely submit (i) the required due diligence documentation; and (ii) the final signed transaction summary will result in an unnecessary delay to the date when the Department loan will be able to close and may result in extra costs to Borrower. Sponsors and Borrowers are responsible to plan accordingly to ensure a timely closing.

VII. List of Appendices

Appendix A: Federal and State Overlays

Appendix B: Eligible State HOME Jurisdictions

Appendix C: CHDO Certification Instructions

Appendix D: Scoring Factors

Appendix E: Community Need Score

Appendix F: Organizational Documents Checklist

Appendix G: Project Documents Checklist